NOTICE OF PUBLIC MEETING
AND
NOTICE OF PUBLIC HEARING
CITY OF MENLO PARK PLANNING DIVISION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Menlo Park, California, is scheduled to review the following item:

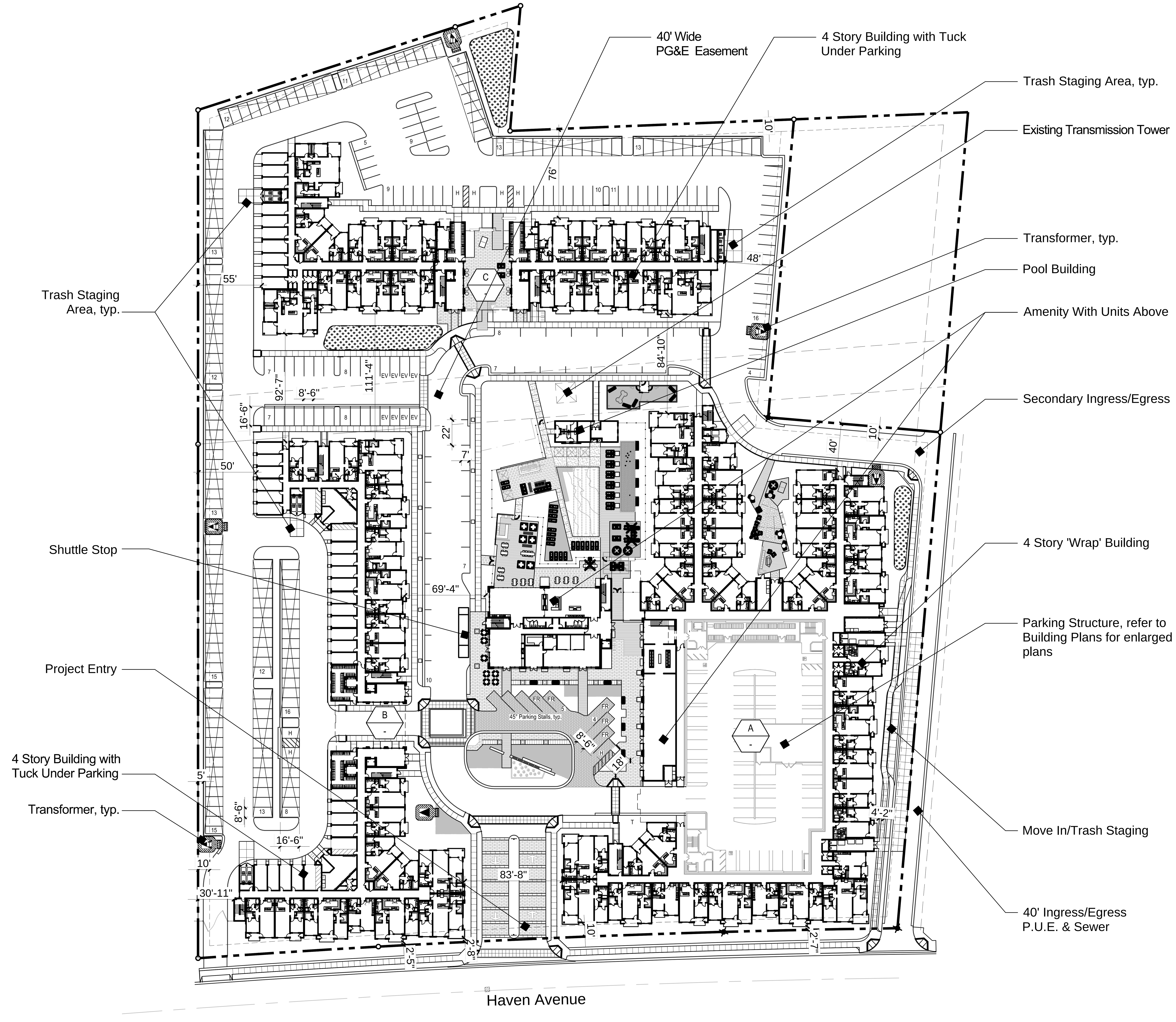
Study Session for Compliance Review/St. Anton Partners/3605-3639 Haven Avenue: Study session to review the architectural design of a 393 unit, multi-family residential development relative to the design standards and design guidelines of the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. The proposal includes application of State Density Bonus Law, which provides a density bonus for providing on-site affordable units and allows modifications to development standards and/or architectural requirements.

NOTICE IS HEREBY FURTHER GIVEN that said Planning Commission will hold a public meeting on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, California, on **Monday, October 7, 2013**, 7:00 p.m. or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

The project file may be viewed by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Department of Community Development, 701 Laurel Street, Menlo Park, California. Please call Rachel Grossman, Associate Planner, at (650) 330-6737 or email her at rmgrossman@menlopark.org if you have any questions or comments.

Please find attached to this notice, copies of the project plans and site information as submitted by the applicant.

Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.



Site Summary	
Gross Site Area	9.69 AC (422,136 sf)
FAR	118 %
Dwelling Units	394 DU
Density	41 DU/AC
Building Coverage	191,006 SF (45.2%)
Paved Area	113,422 SF (26.9%)
Landscape Area	117,708 SF (27.9%)

Plan Summary	Bd	Net SF	# of Units	%	Total Net S.F.	Avg. Net S.F.
p0	0	563	35	8.9%	19,705	
p1A	1	659	24	6.1%	15,816	
p1B	1	740	60	15.2%	44,400	
p1C	1	756	107	27.2%	80,892	
p1D	1	810	6	1.5%	4,860	
p1E	1	846	8	2.0%	6,768	
p1F	1	669	1	0.3%	1,338	
p1G	1	878	2	0.5%	878	
p2A	2	935	13	3.3%	12,155	
p2B	2	990	11	2.8%	10,890	
p2D	2	1,167	82	20.8%	95,694	
p2E	2	1,126	5	1.3%	5,630	
p2F	2	1,243	28	7.1%	34,804	
p3A	3	1,549	12	3.0%	18,588	
Total	522		394	100.0%	352,418	894.5
Type			No. Units	Mix		
Studio total			35	8.9%		
1 bedroom total			208	52.8%		
2 bedroom total			139	35.3%		
3 bedroom total			12	3.0%		
Total			394	100.0%		

Parking Summary			
Parking Required	No. Units	Spaces Required	Spaces/ Unit
Studio	35	35	1.0
1 bed	208	312	1.5
2 bed	139	278	2.0
3 bed	12	24	2.0
Total		649	1.65
Parking Provided		Spaces Provided	Spaces/ Unit
Parking Garage		343	
Tuck-Under Garage		38	
Carport		175	
Uncovered		135	
Total parking spaces		691	1.75

Private Storage Summary	
Building A	48
Building B	30
Building C	55
Total	133

Floor Area Summary			
Building A	Residential	Parking/Bikes/Trash	Total
Level 1	58,838	25,921	84,759
Level 2	50,674	25,114	75,788
Level 3	61,546	25,114	86,660
Level 4	59,622	25,114	84,736
Level 5	7,075	24,662	31,737
Total	237,755	125,925	363,680
Building B			
Level 1	27,306	8,579	35,885
Level 2	35,322	533	35,855
Level 3	38,437	533	38,970
Level 4	38,389	533	38,922
Total	139,454	10,178	149,632
Building C			
Level 1	26,582	3,952	30,534
Level 2	29,375	601	29,976
Level 3	32,741	601	33,342
Level 4	32,385	601	32,986
Total	121,083	5,755	126,838
Carports		24,684	24,684
Total	498,292	166,542	664,834

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CONCEPTUAL SITE PLAN

A1.0

MENLO PARK, CALIFORNIA

KTGY # 2012-0379 08.22.2013

St•Anton PARTNERS

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Sacramento, California 95811
916.400.2072

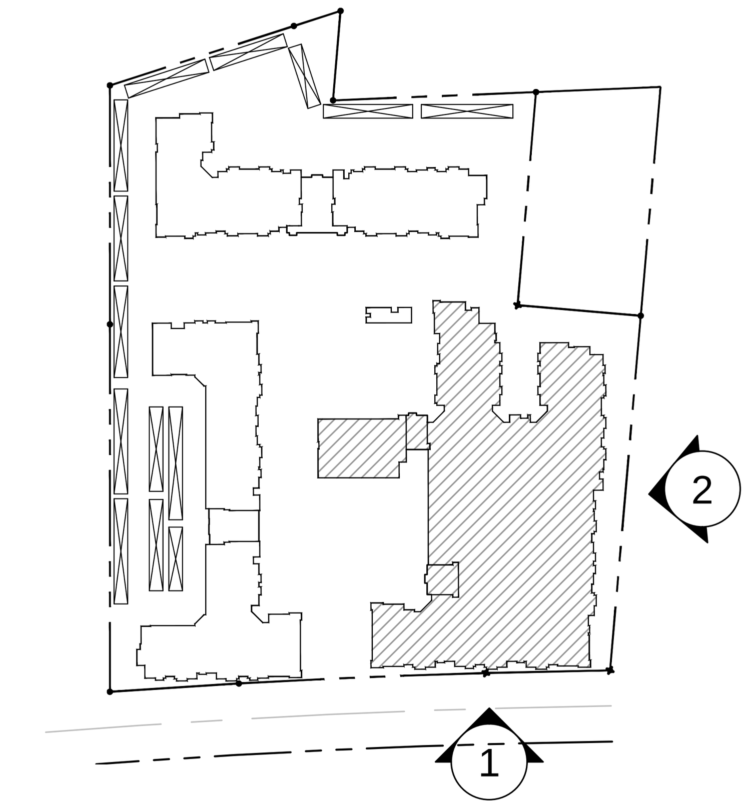
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Architecture+Planning
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Irvine, CA 92614
949.851.2133
ktgy.com



1. Front Elevation
South



2. Right Elevation
East



Key Map n.t.s.

Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
   *note: 3' Window Sill, Typ.
6. Metal Deck Edge
7. Wood Post
8. Metal Trim
9. Metal Storefront System
10. Metal Awning
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Mechanical Screening- Metal

0 8 16 32

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BUILDING A ELEVATIONS

A2.0

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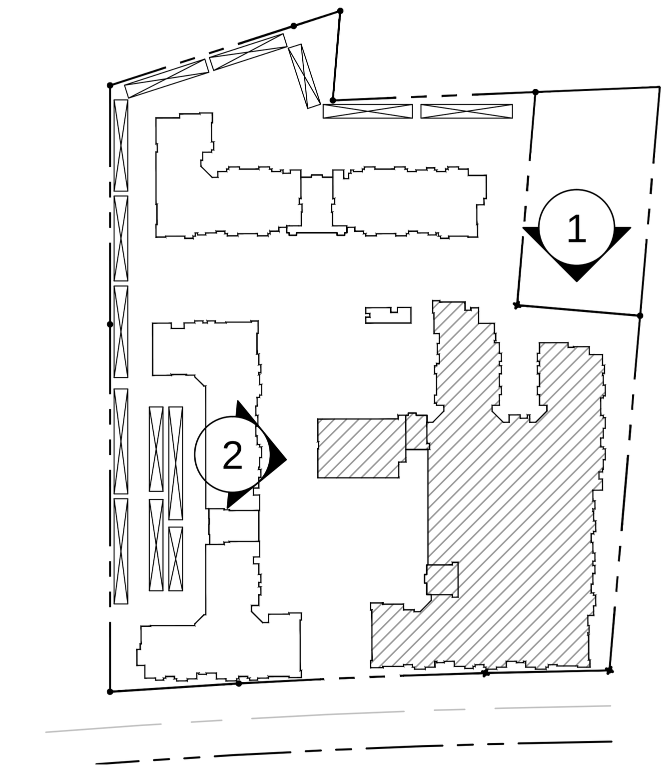
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1. Rear Elevation
North



2. Left Elevation
West



Key Map n.t.s.

Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
   *note: 3' Window Sill, Typ.
6. Metal Deck Edge
7. Wood Post
8. Wood-like Trim
9. Metal Storefront System
10. Metal Awning
11. Decorative Light Fixture
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14. Mechanical Screening- Metal

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BUILDING A ELEVATIONS

A2.1

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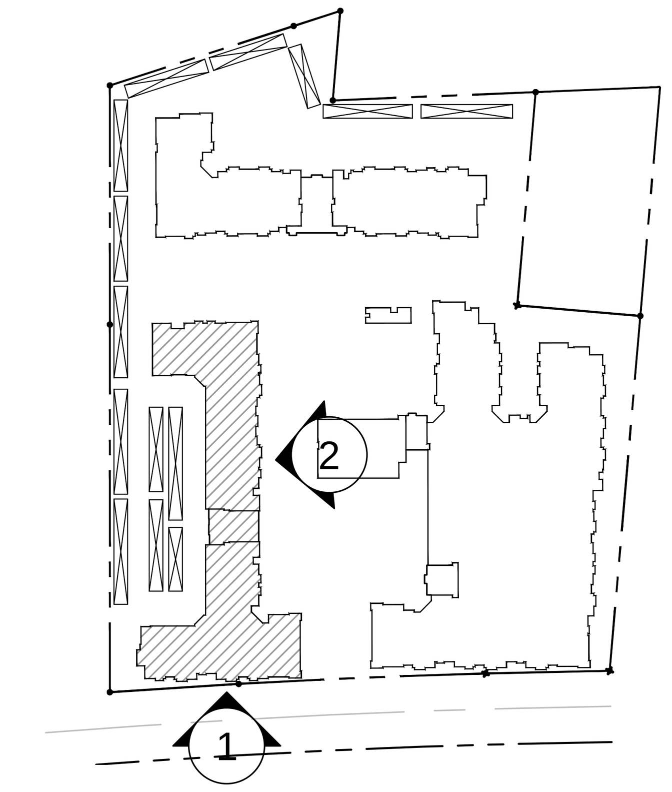
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1. Front Elevation
South



2. Right Elevation
East



Key Map n.t.s.

Material Legend

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10. Metal Awning
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Mechanical Screening- Metal

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BUILDING B ELEVATIONS

A2.2

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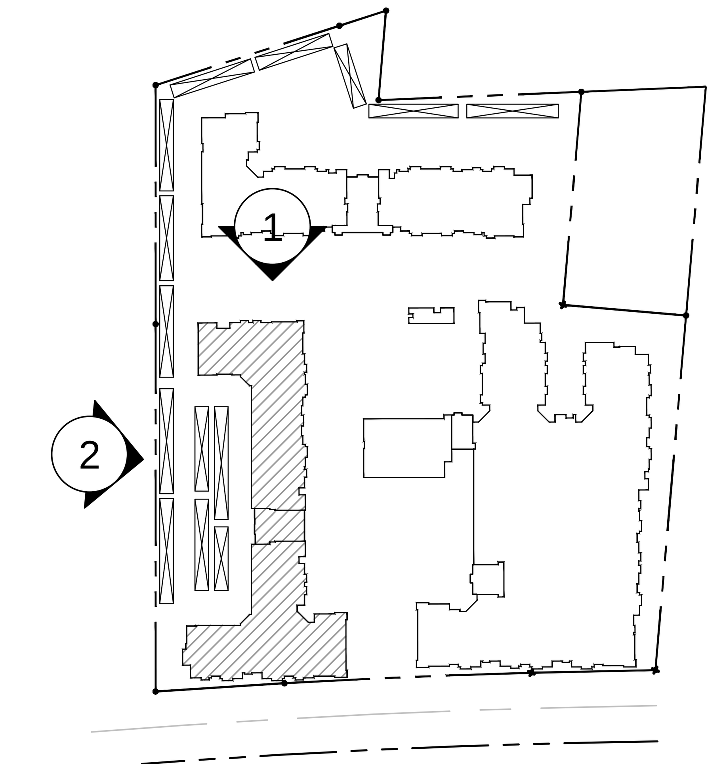
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1. Rear Elevation
North



Key Map n.t.s.

Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
   *note: 3' Window Sill, Typ.
6. Metal Deck Edge
7. Wood Post
8. Metal Trim
9. Metal Storefront System
10. Metal Awning
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Mechanical Screening- Metal



2. Left Elevation
West

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BUILDING B ELEVATIONS

A2.3

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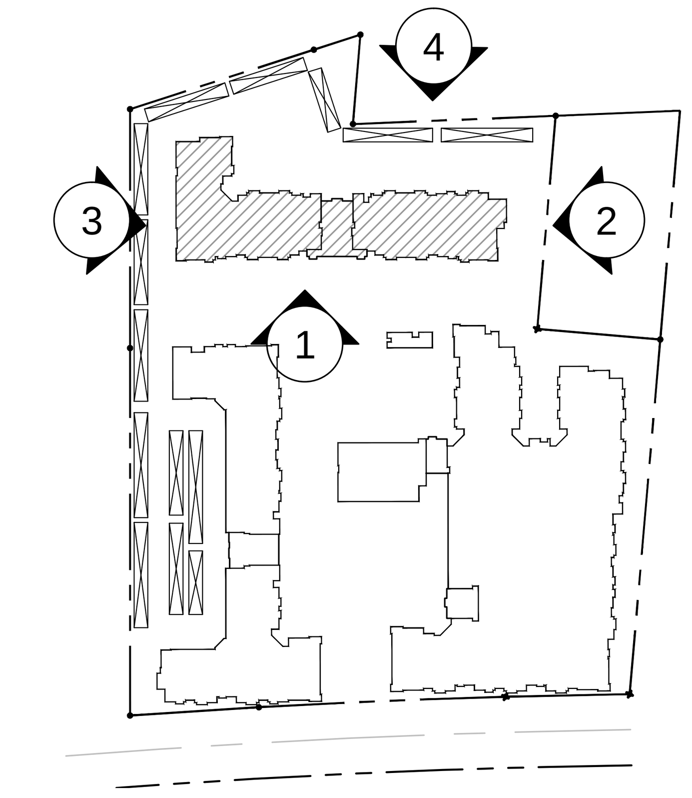
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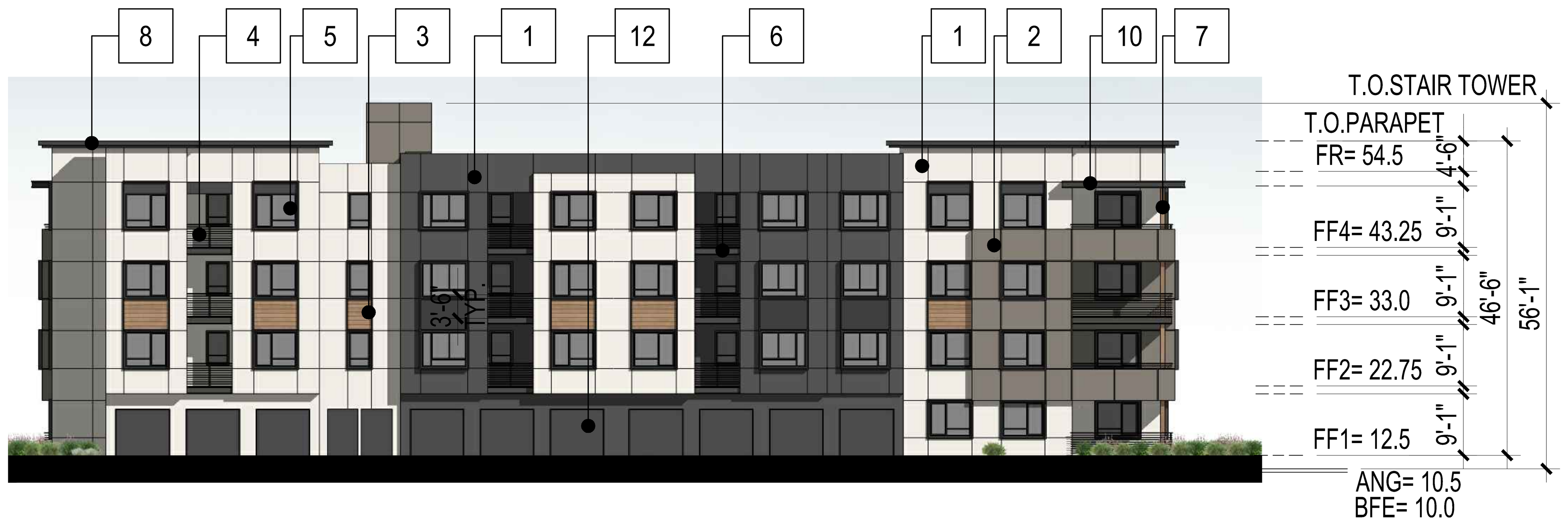


1. Front Elevation
South



Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
   *note: 3' Window Sill, Typ.
6. Metal Deck Edge
7. Wood Post
8. Metal Trim
9. Metal Storefront System
10. Metal Awning
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Metal Trash Roll-up Door
15. Mechanical Screening- Metal



3. Left Elevation
West



2. Right Elevation
East



4. Rear Elevation
North

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BUILDING C ELEVATIONS

A2.4

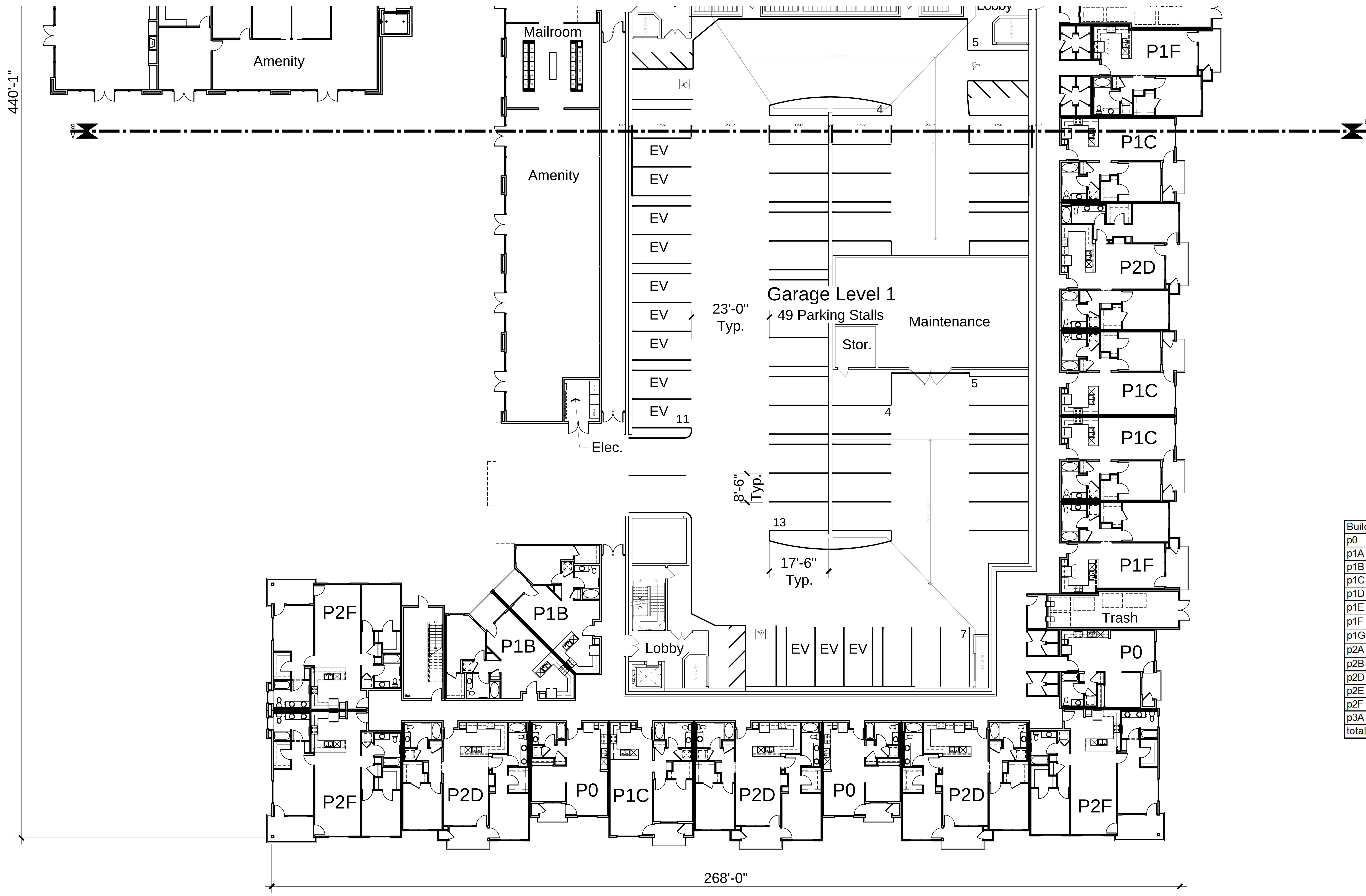
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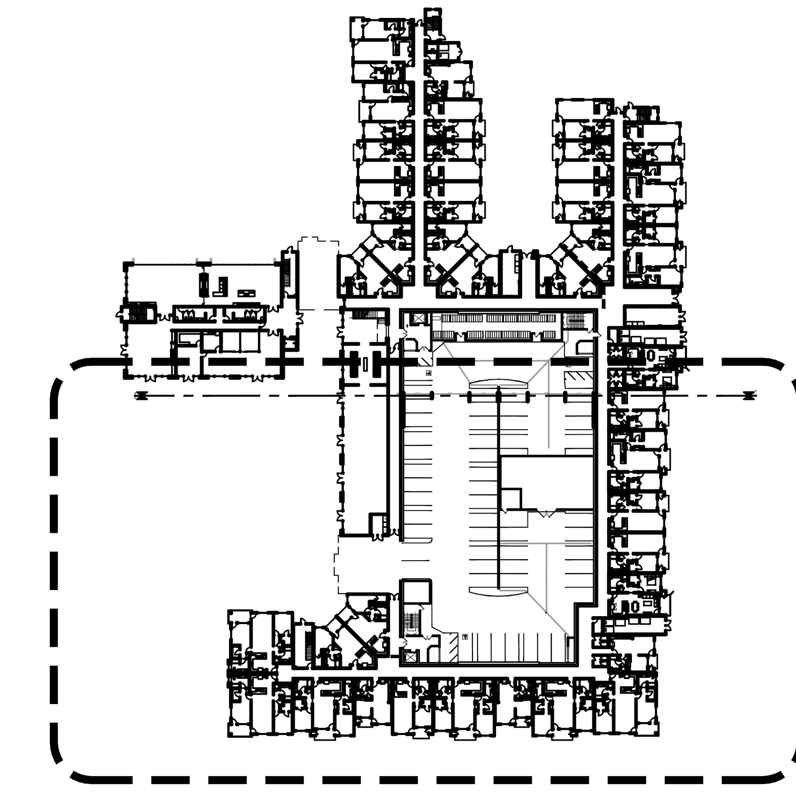
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Building A	units/ bldg	type	net area	Mix Percent	total units	total area
p0	31	1	563	16.8%	31	17453
p1A	0	1	659	0.0%	0	0
p1B	32	1	740	17.4%	32	23680
p1C	57	1	756	31.0%	57	43092
p1D	6	1	810	3.3%	6	4860
p1E	0	1	846	0.0%	0	0
p1F	2	1	669	1.1%	2	1338
p1G	0	1	878	0.0%	0	0
p2A	0	2	935	0.0%	0	0
p2B	7	2	990	3.8%	7	6930
p2D	30	2	1167	16.3%	30	35010
p2E	3	2	1126	1.6%	3	3378
p2F	16	2	1243	8.7%	16	19888
p3A	0	3	1549	0.0%	0	0
total	184			1	184	155629

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BUILDING A - LEVEL 1 FLOOR PLAN

A3.0a

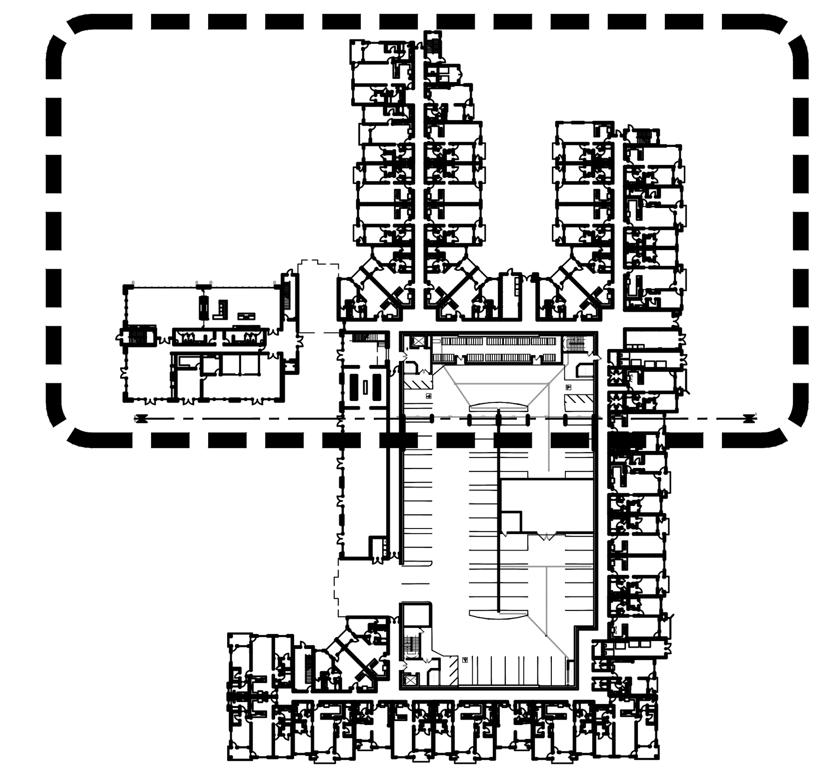
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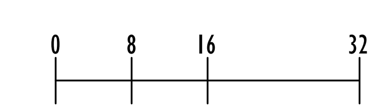
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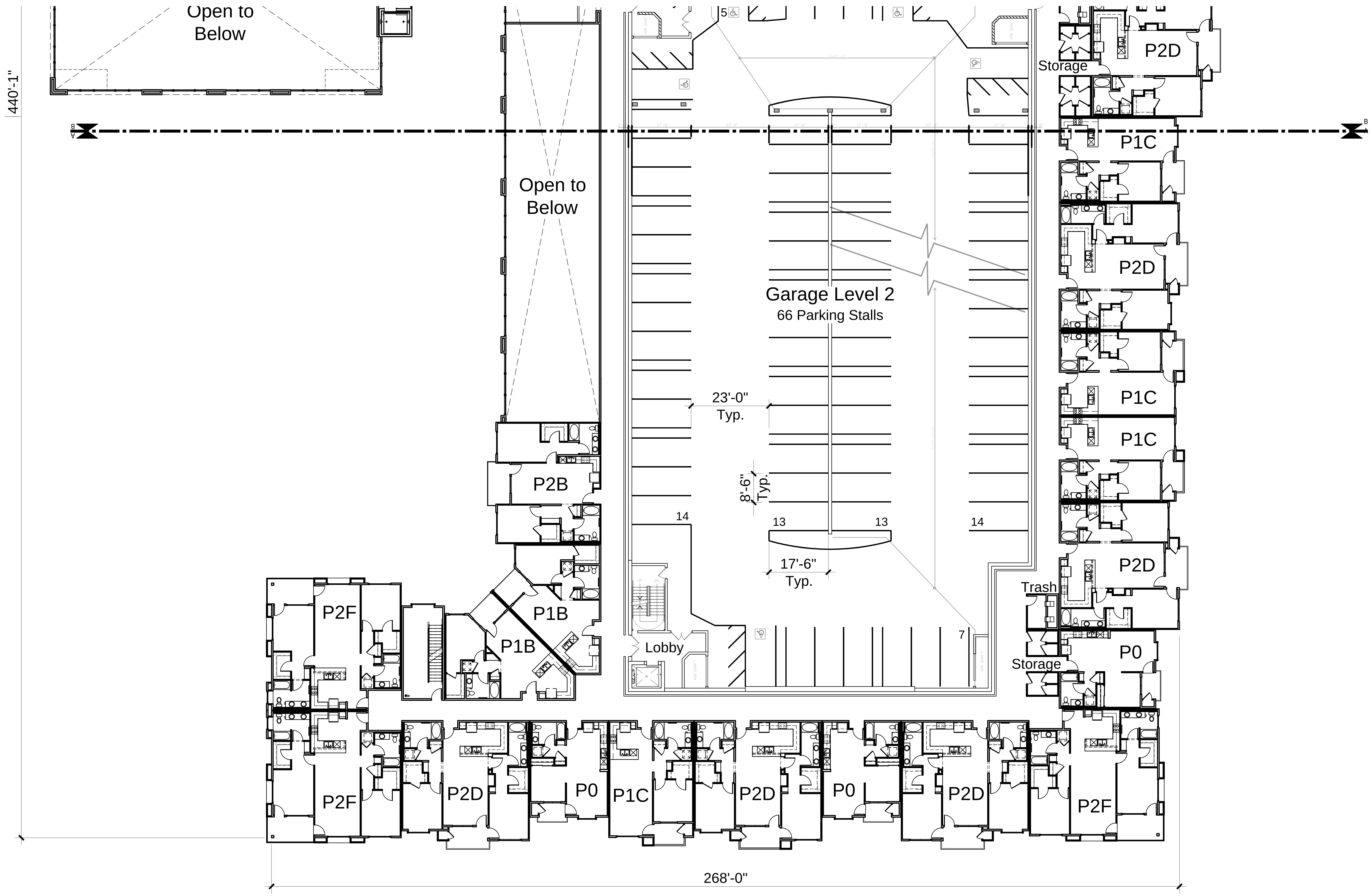
BUILDING A - LEVEL 1 FLOOR PLAN

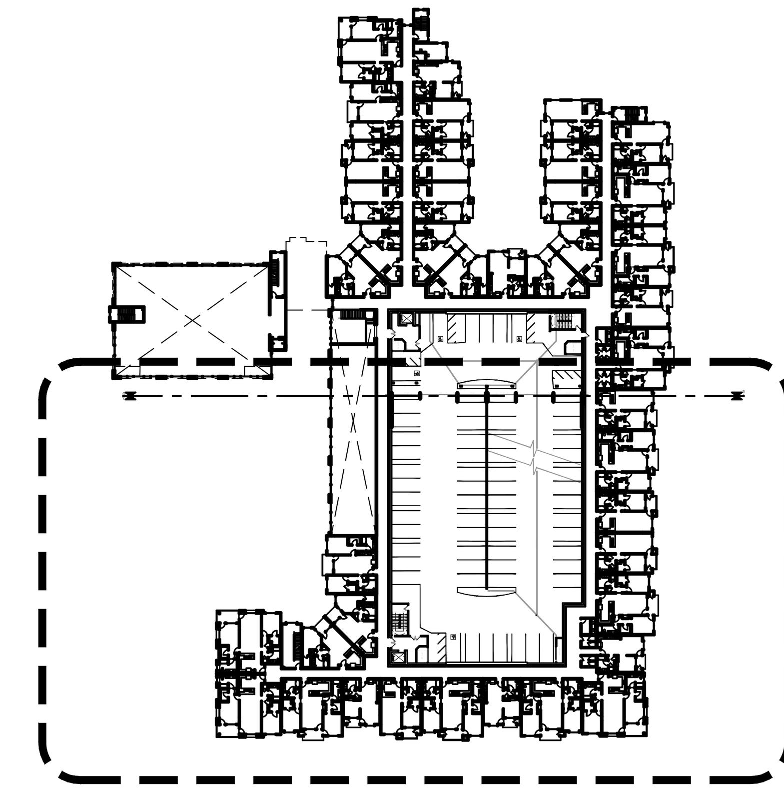
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BUILDING A - LEVEL 2 FLOOR PLAN

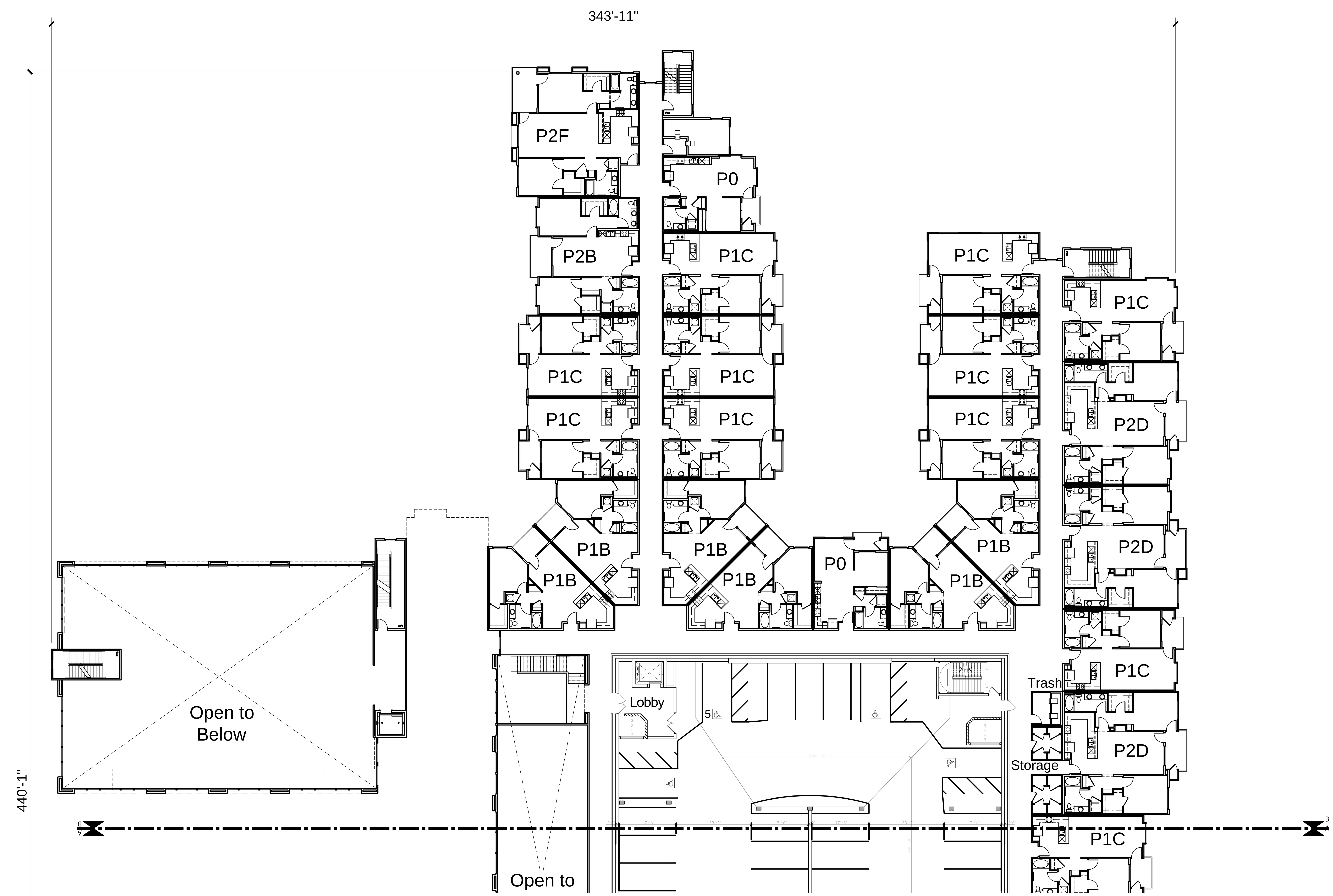
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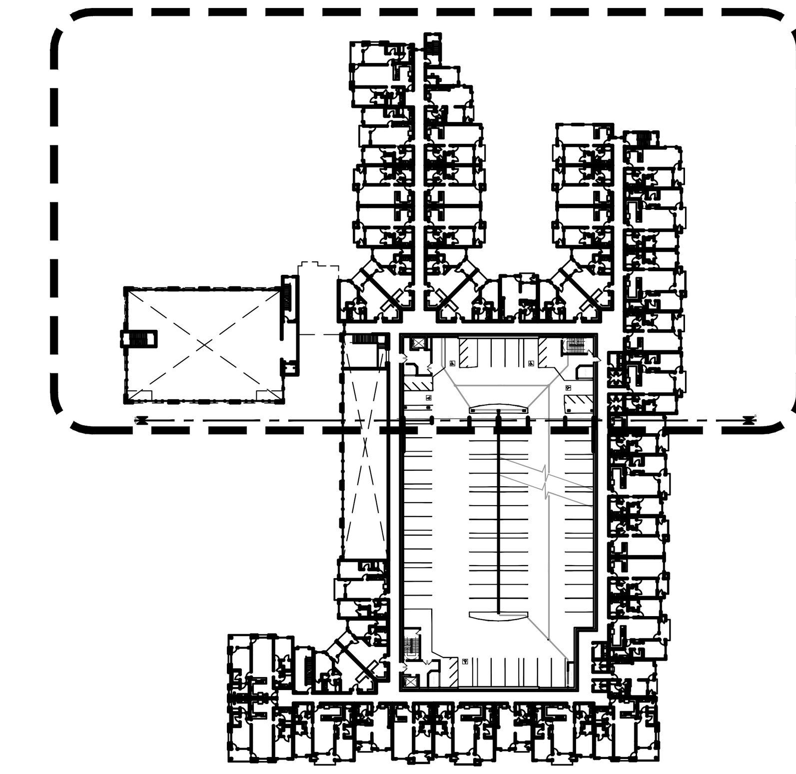
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A3.1a

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BUILDING A - LEVEL 2 FLOOR PLAN

A3.1b

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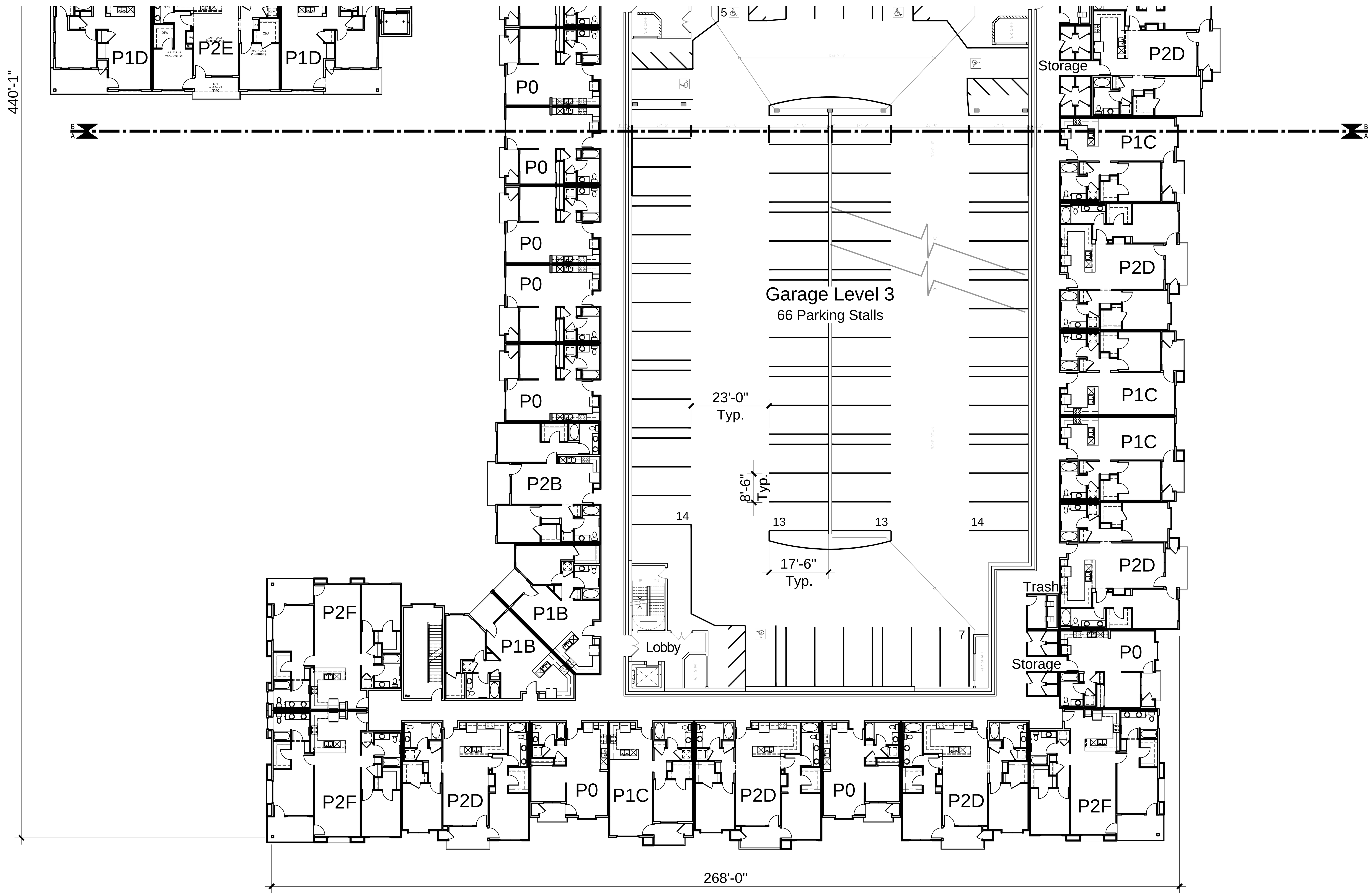
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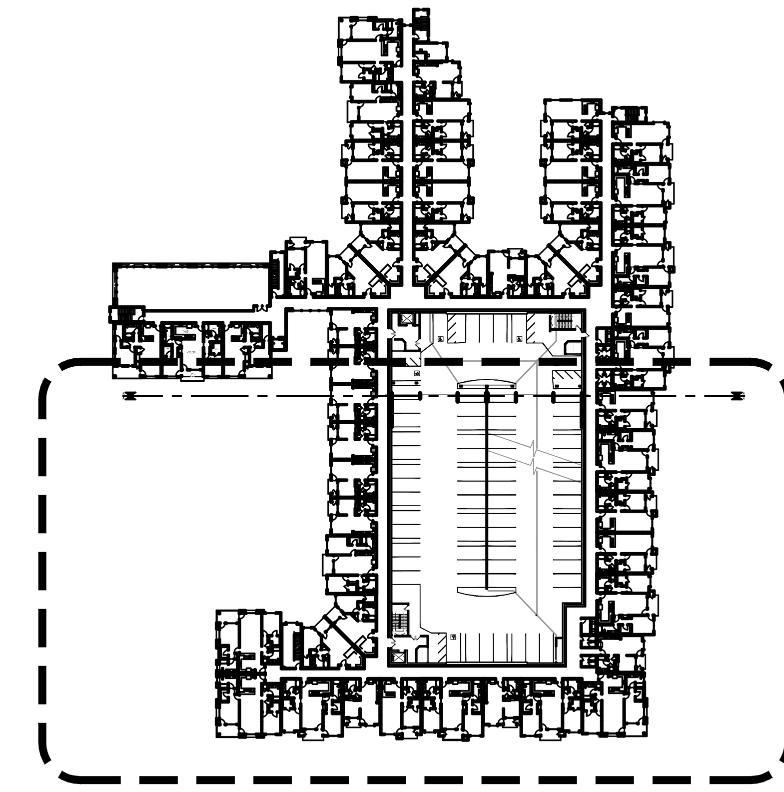
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ANTON MENLO LUXURY RENTAL COMMUNITY

BUILDING A - LEVEL 3 FLOOR PLAN

A3.2a

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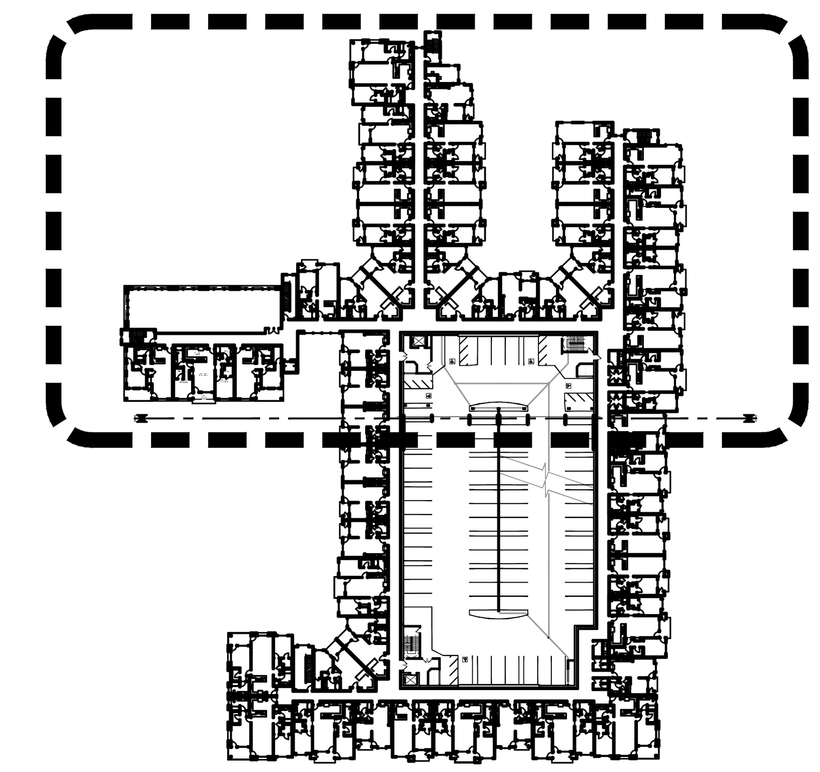
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BUILDING A - LEVEL 3 FLOOR PLAN

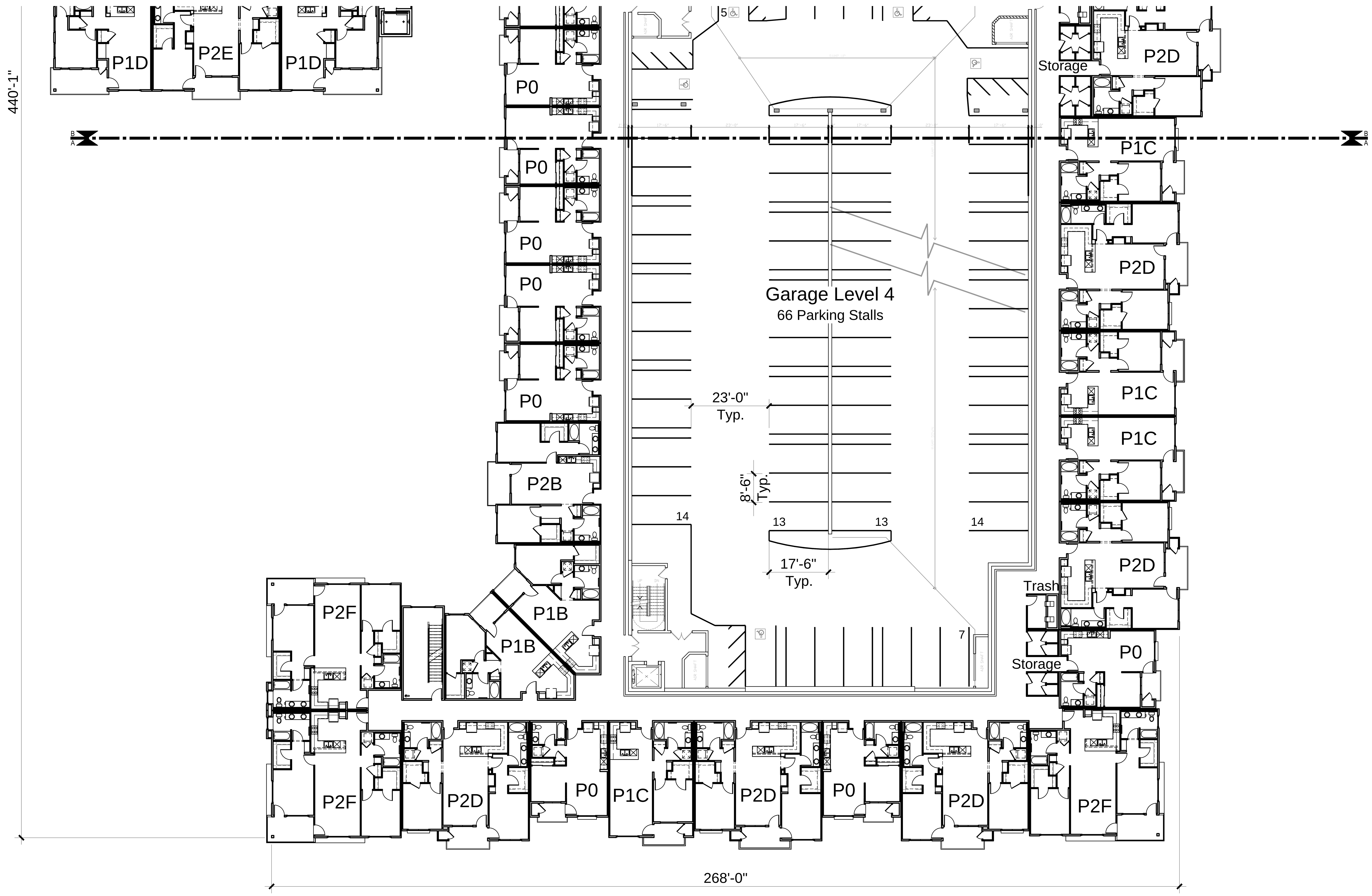
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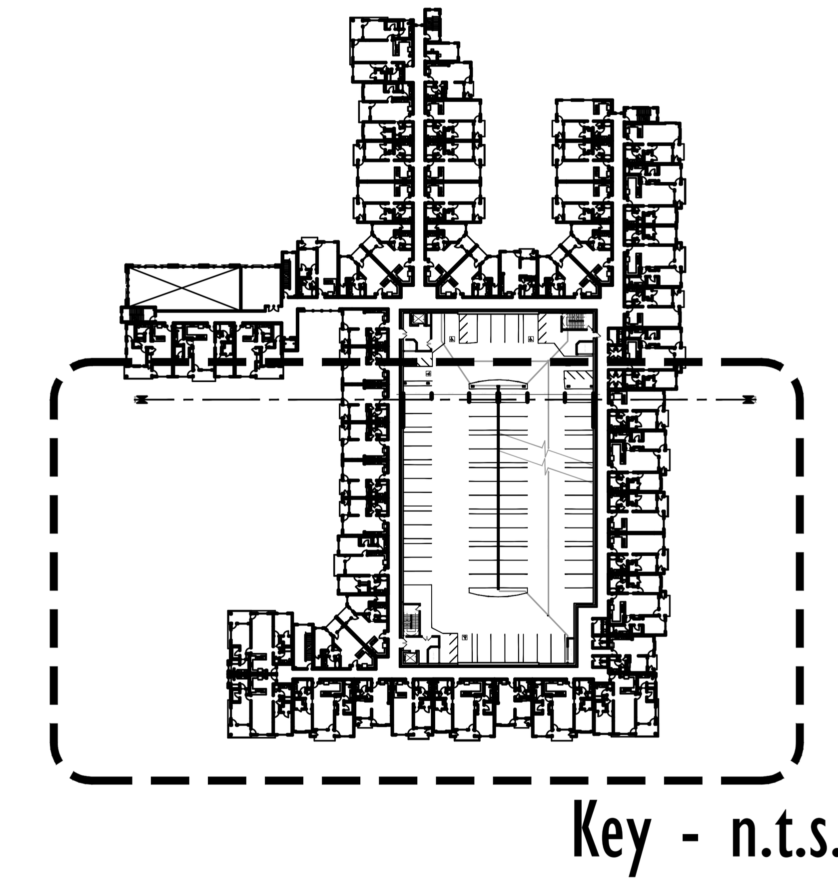
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BUILDING A - LEVEL 4 FLOOR PLAN

A3.3a

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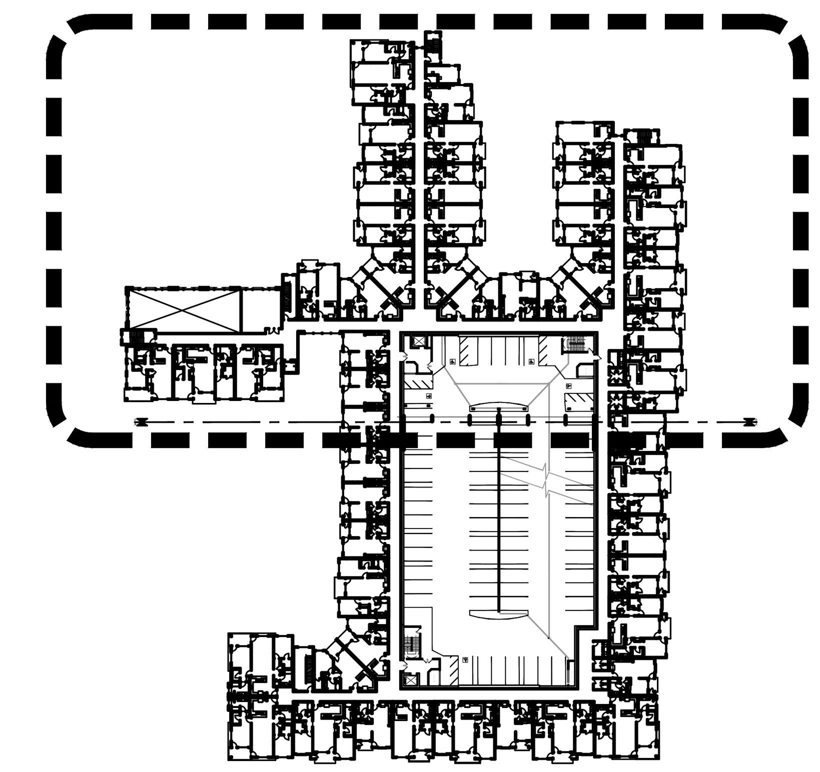
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Key - n.t.s.

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BUILDING A - LEVEL 4 FLOOR PLAN

A3.3b

MENLO PARK, CALIFORNIA

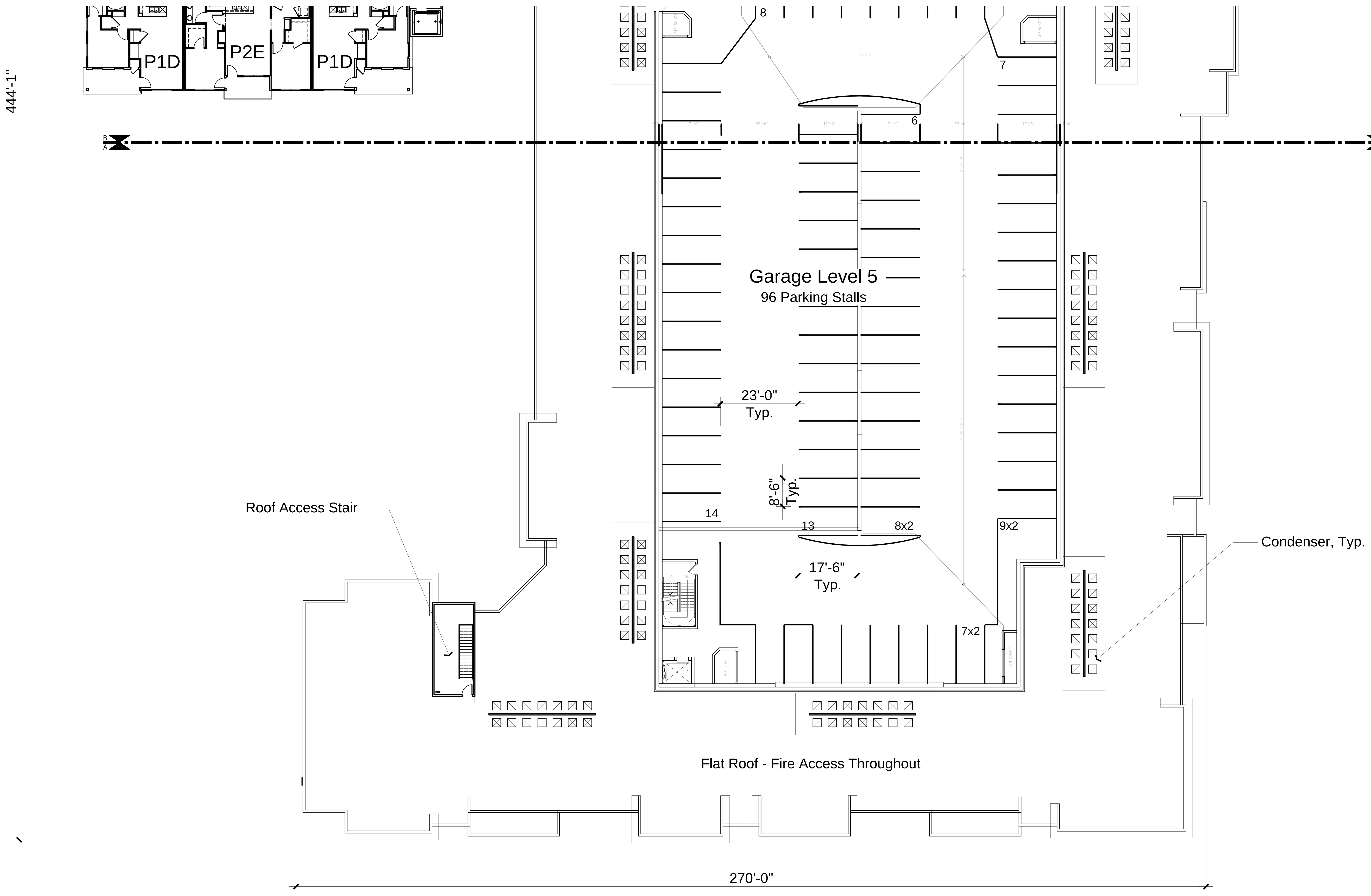
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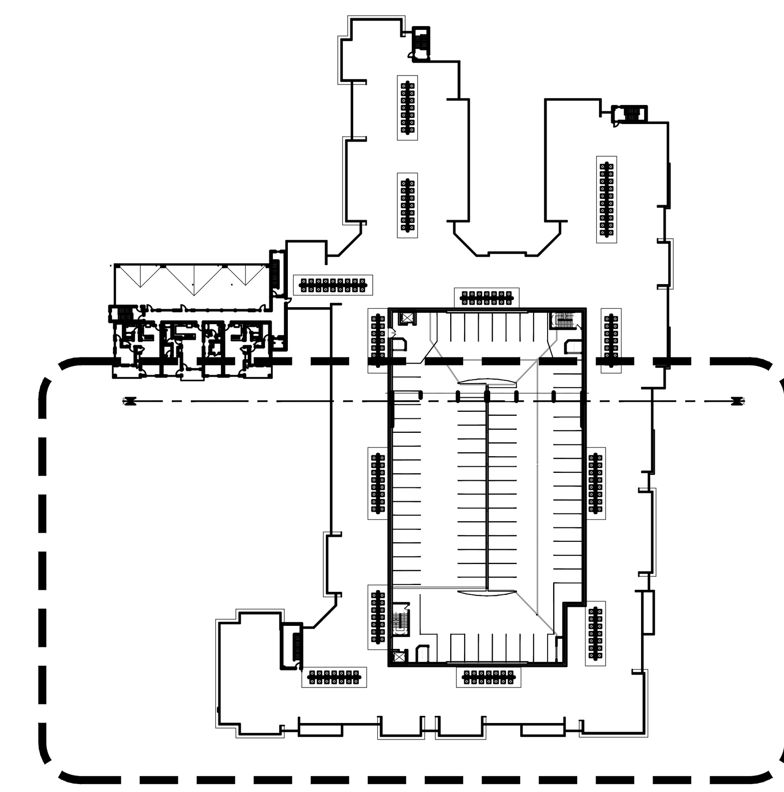
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ANTON MENLO LUXURY RENTAL COMMUNITY

BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

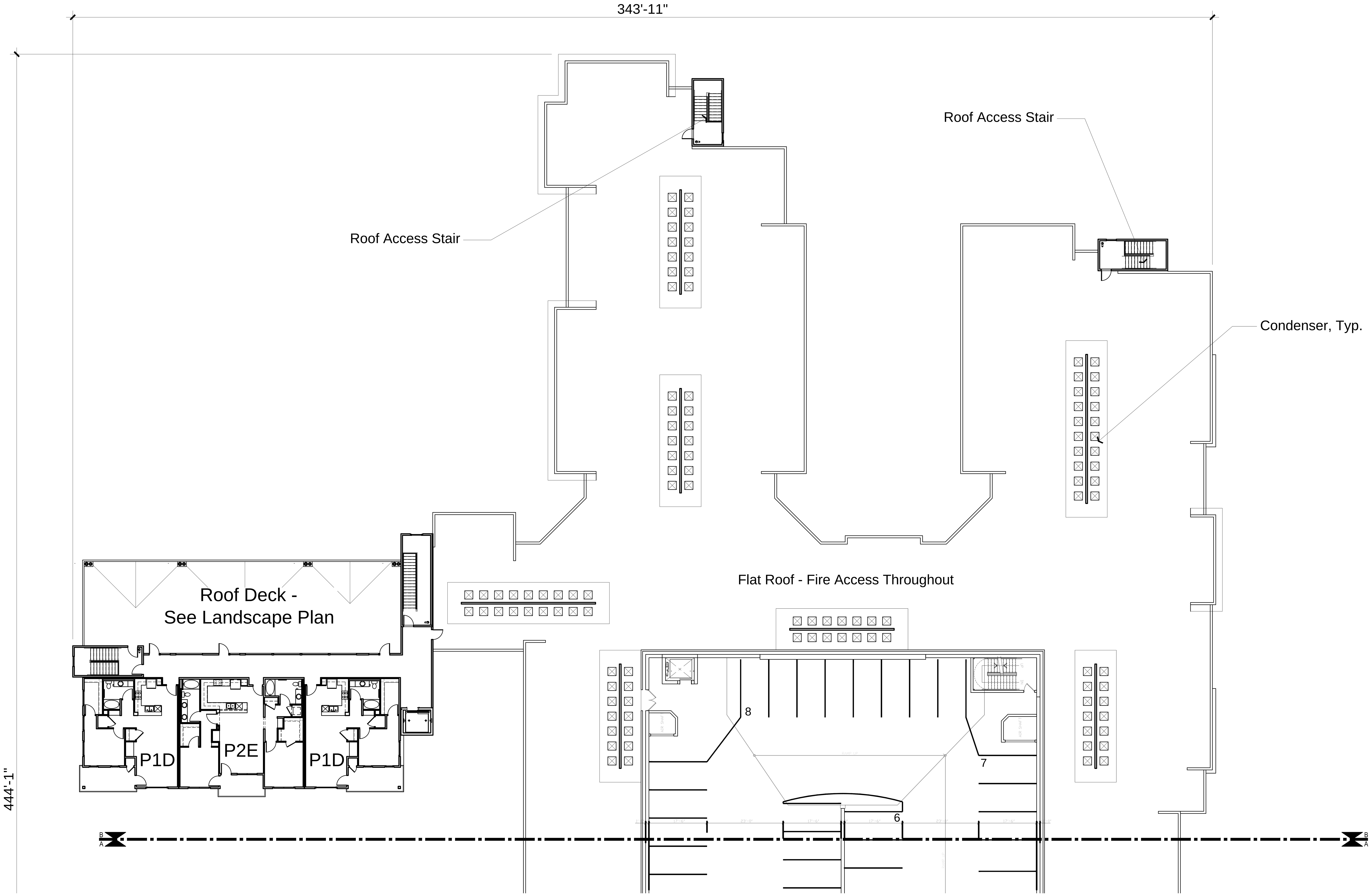
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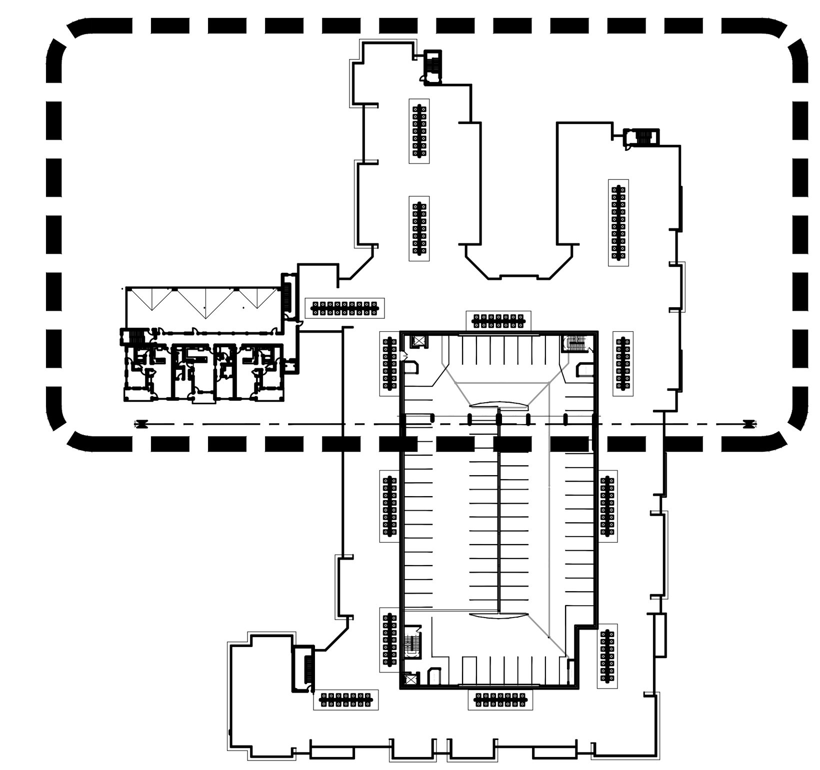
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0 8 16 32

BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

A3.4b

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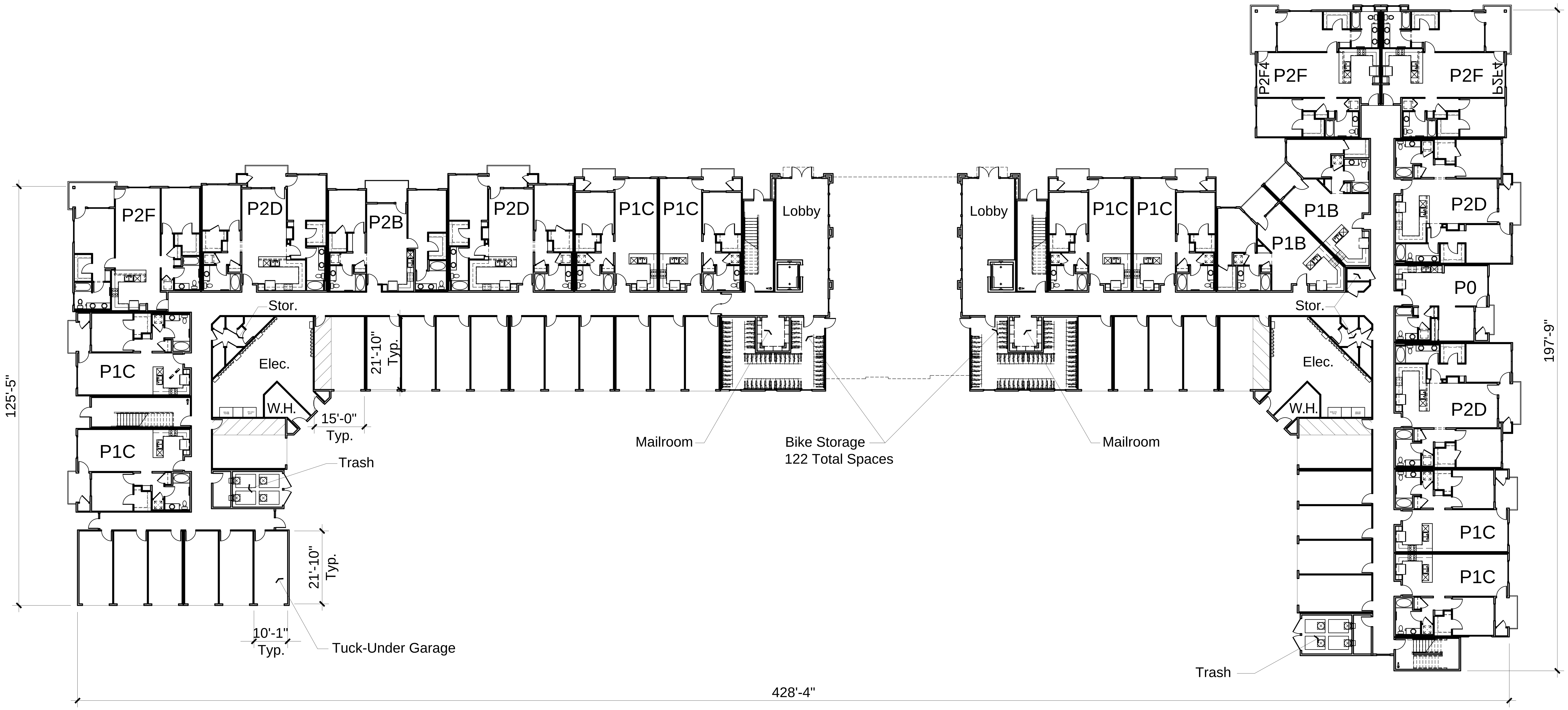
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Building B	units/ bldg	type	net area	Mix Percent	total units	total area
p0	4	1	563	3.3%	4	2252
p1A	18	1	659	14.9%	18	11862
p1B	20	1	740	16.5%	20	14800
p1C	32	1	756	26.4%	32	24192
p1D	0	1	810	0.0%	0	0
p1E	4	1	846	3.3%	4	3384
p1F	0	1	669	0.0%	0	0
p1G	0	1	878	0.0%	0	0
p2A	11	2	935	9.1%	11	10285
p2B	4	2	990	3.3%	4	3960
p2D	16	2	1167	13.2%	16	18672
p2E	0	2	1126	0.0%	0	0
p2F	12	2	1243	9.9%	12	14916
p3A	0	3	1549	0.0%	0	0
total	121			1	121	104323

0 8 16 32

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BUILDING B - FIRST FLOOR PLAN

A3.5

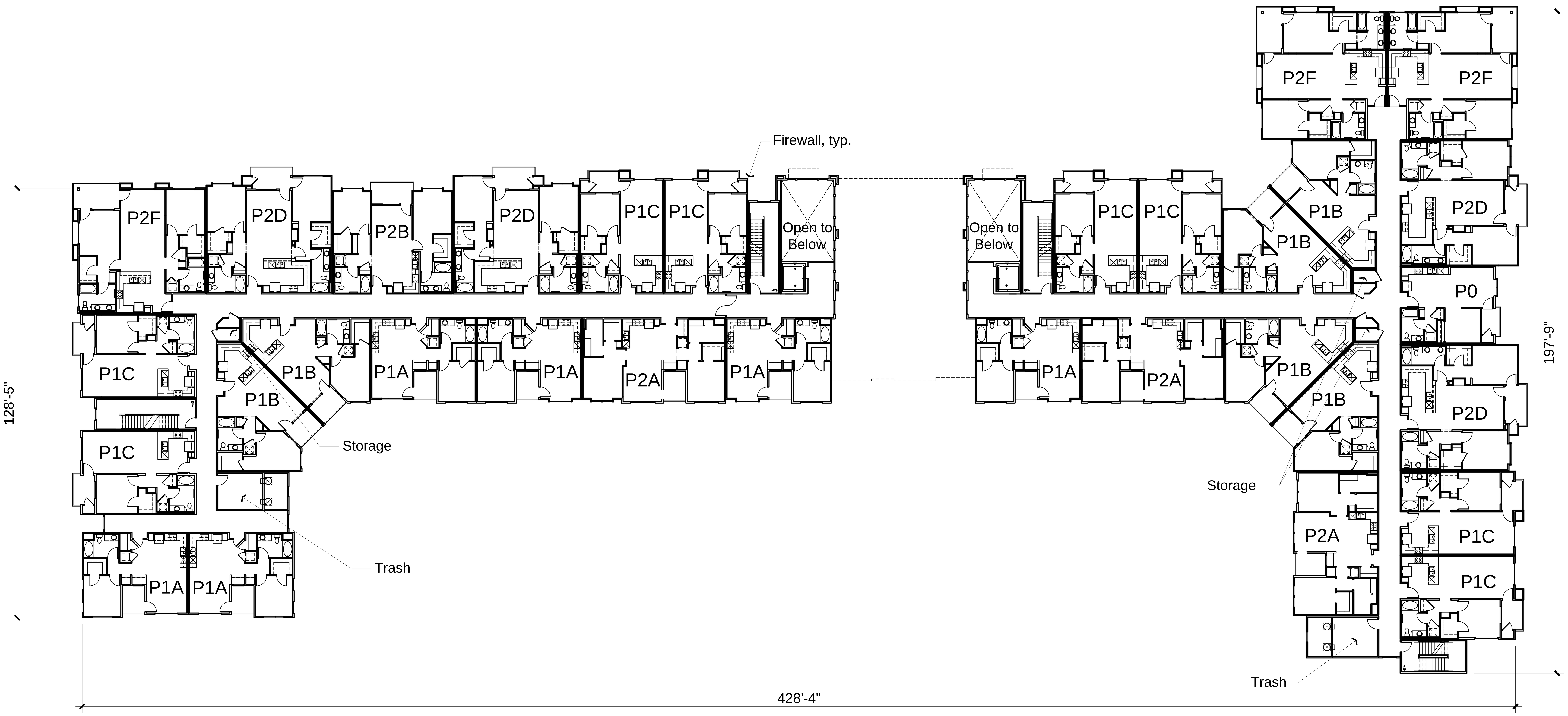
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BUILDING B - SECOND FLOOR PLAN

A3.6

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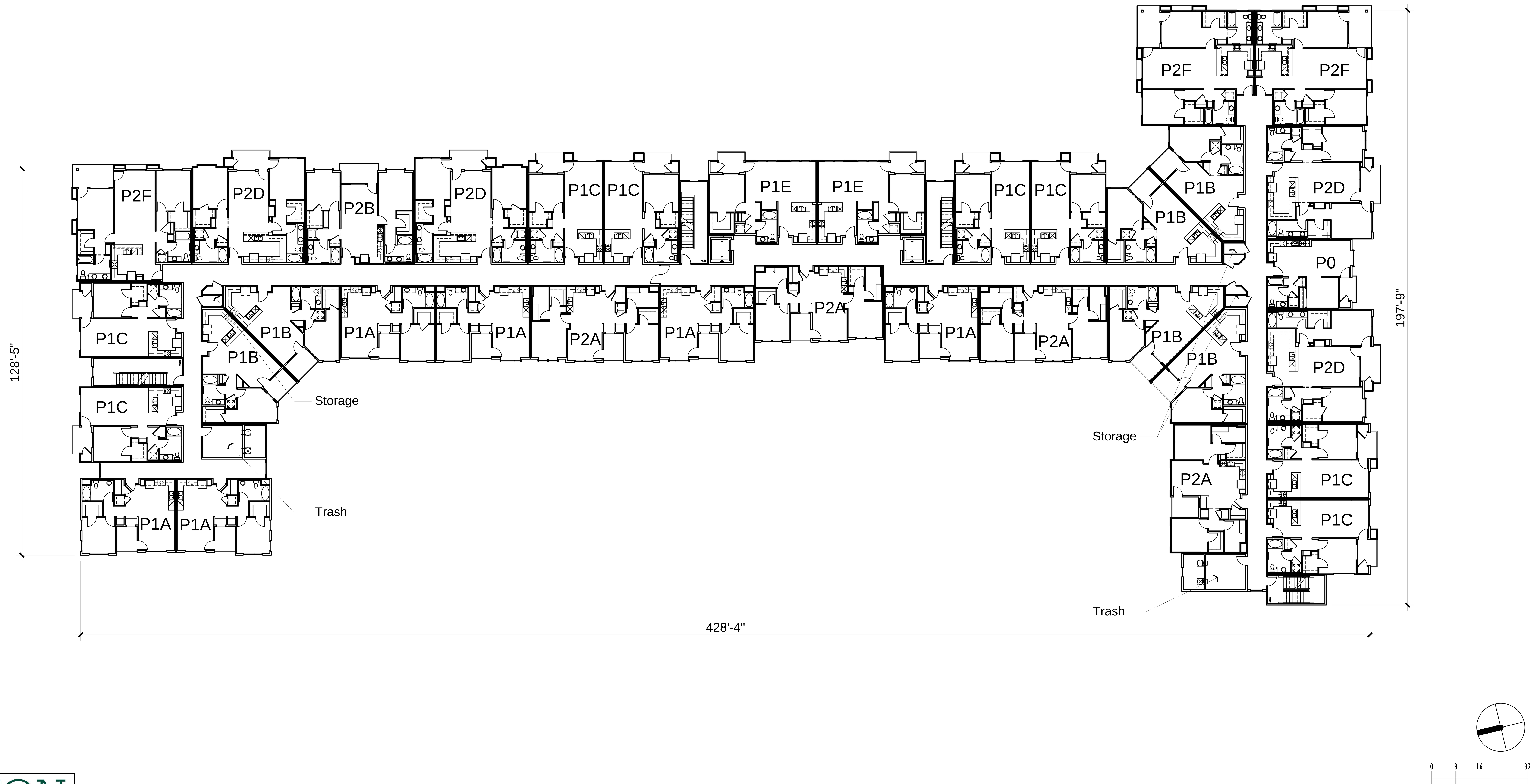
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BUILDING B - THIRD FLOOR PLAN

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A3.7

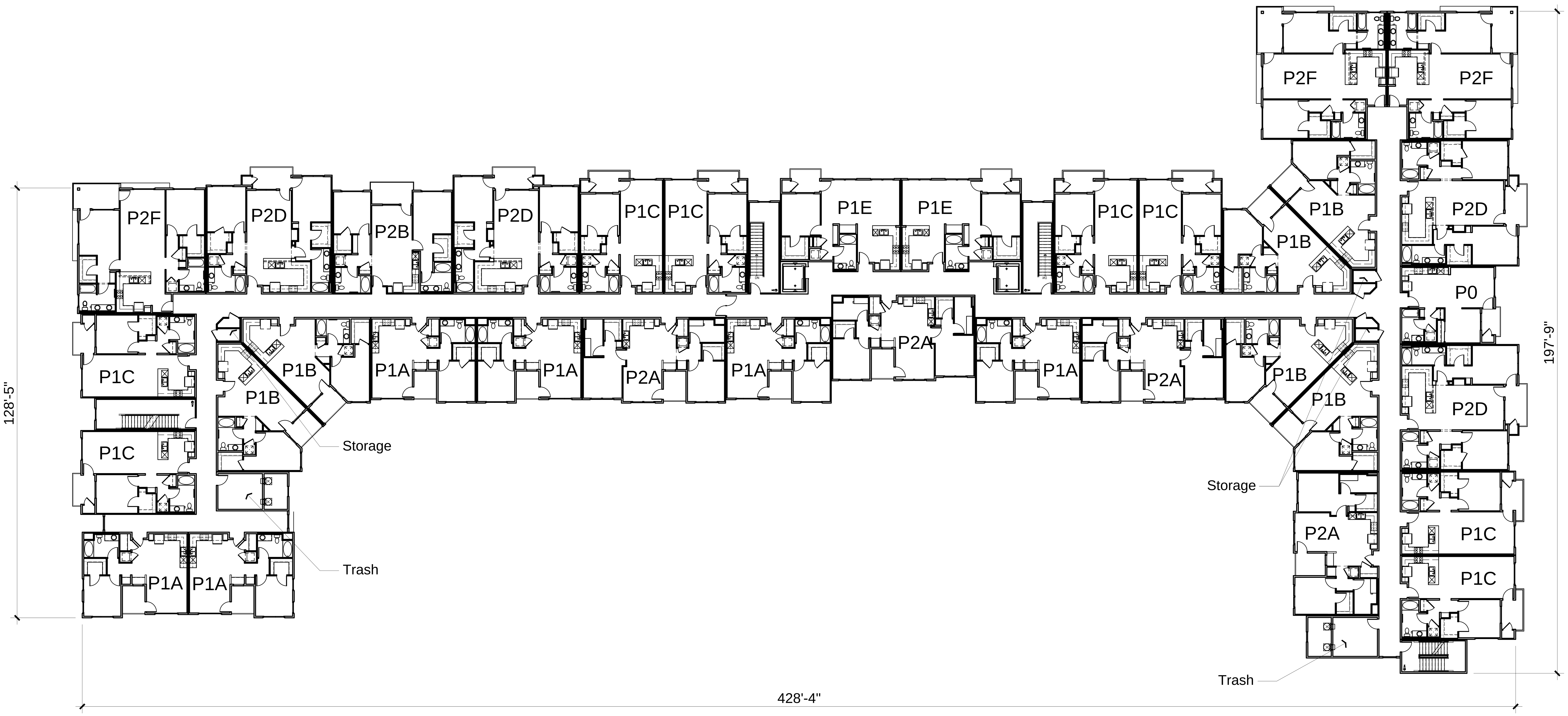
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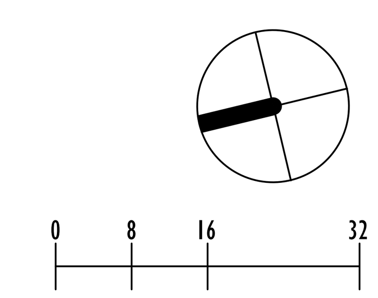
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BUILDING B - FOURTH FLOOR PLAN

A3.8

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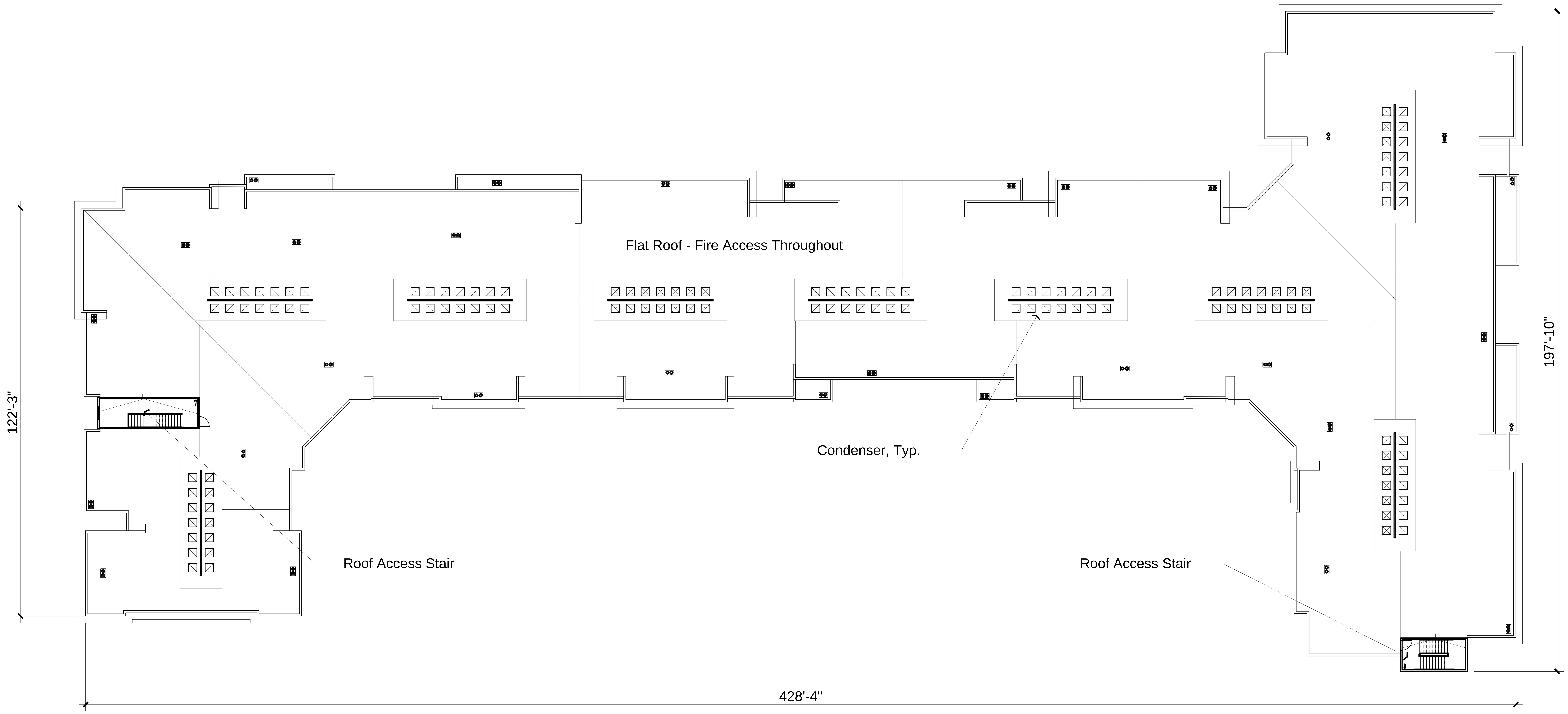
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BUILDING B - ROOF PLAN

A3.9

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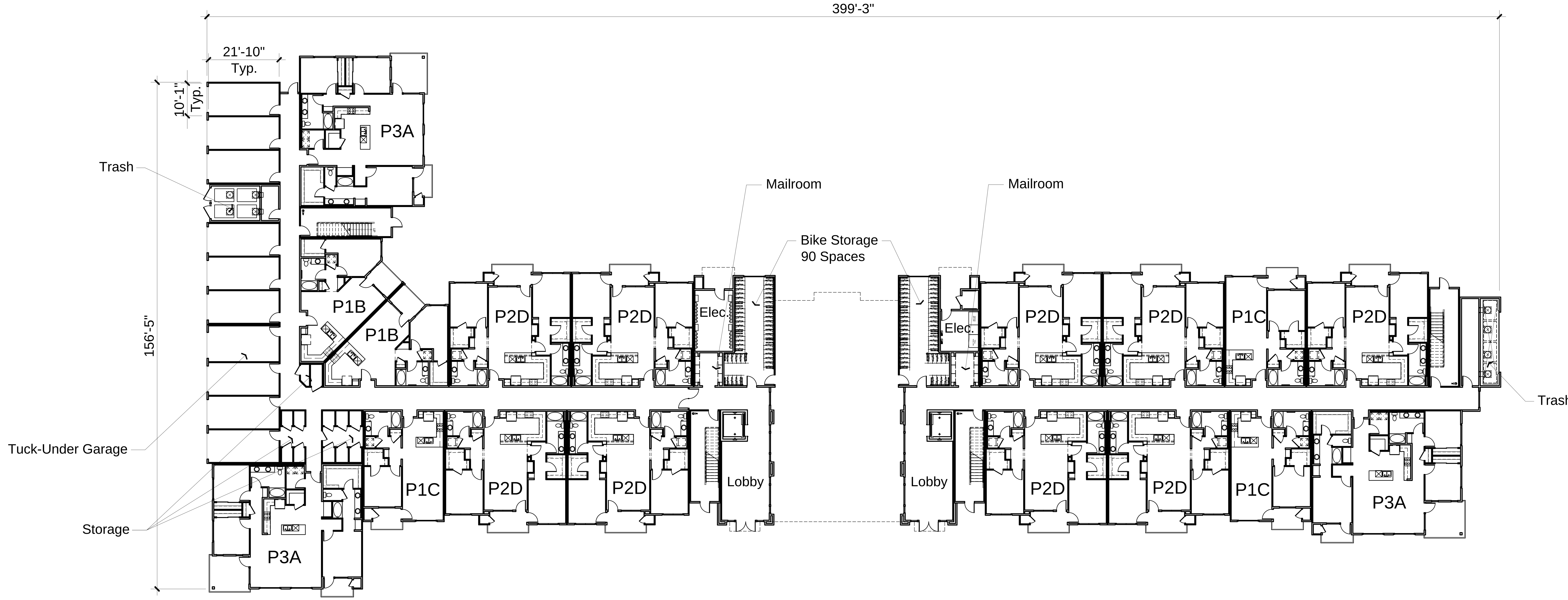
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Building C	units/ bldg	type	net area	Mix Percent	total units	total area
p0	0	1	563	0.0%	0	0
p1A	6	1	659	6.7%	6	3954
p1B	8	1	740	9.0%	8	5920
p1C	18	1	756	20.2%	18	13608
p1D	0	1	810	0.0%	0	0
p1E	4	1	846	4.5%	4	3384
p1F	0	1	669	0.0%	0	0
p1G	1	1	878	1.1%	1	878
p2A	2	2	935	2.2%	2	1870
p2B	0	2	990	0.0%	0	0
p2D	36	2	1167	40.4%	36	42012
p2E	2	2	1126	2.2%	2	2252
p2F	0	2	1243	0.0%	0	0
p3A	12	3	1549	13.5%	12	18588
total	89			1	89	92466

0 8 16 32

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BUILDING C - FIRST FLOOR PLAN

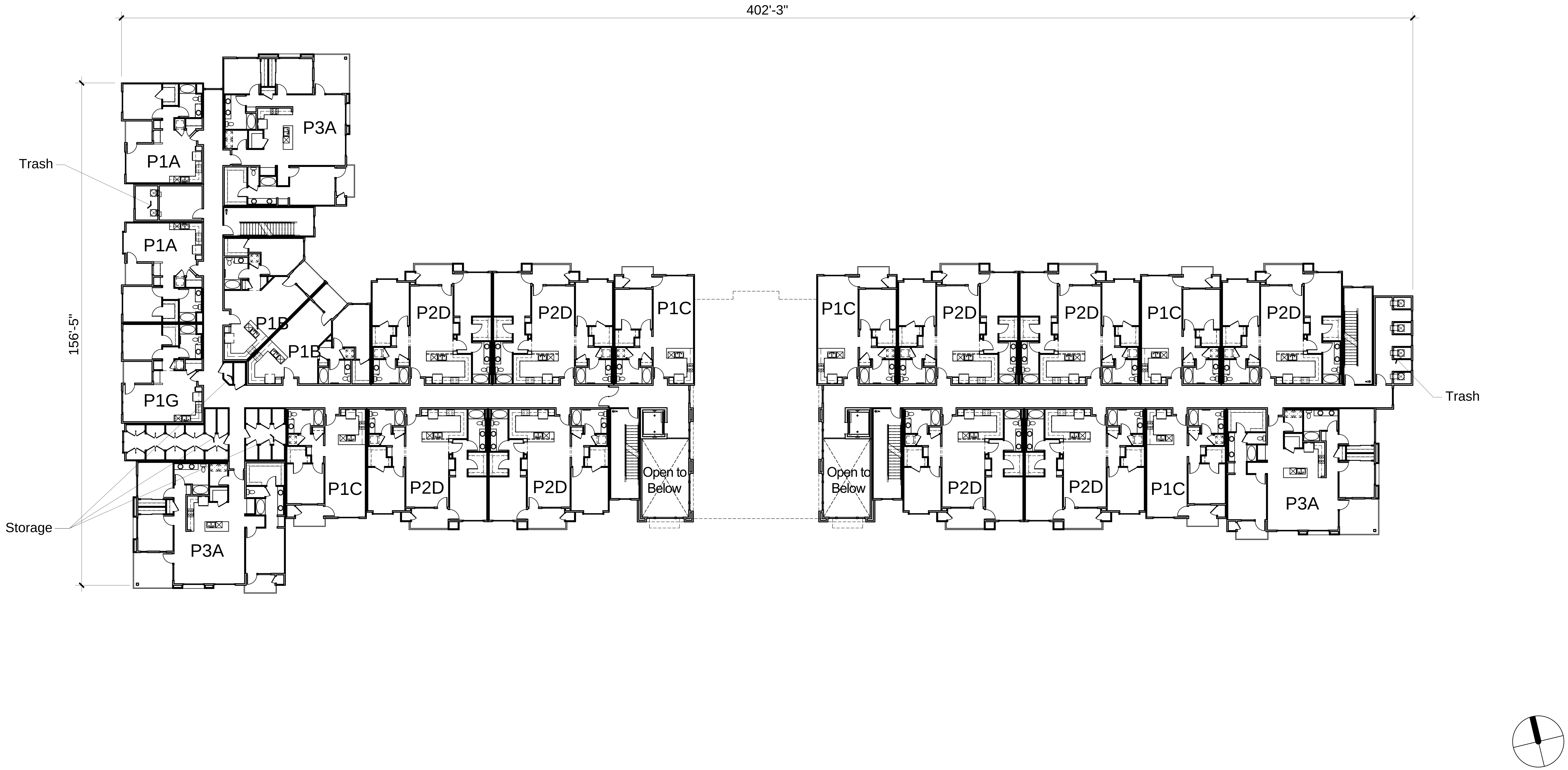
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BUILDING C - SECOND FLOOR PLAN

A3.11

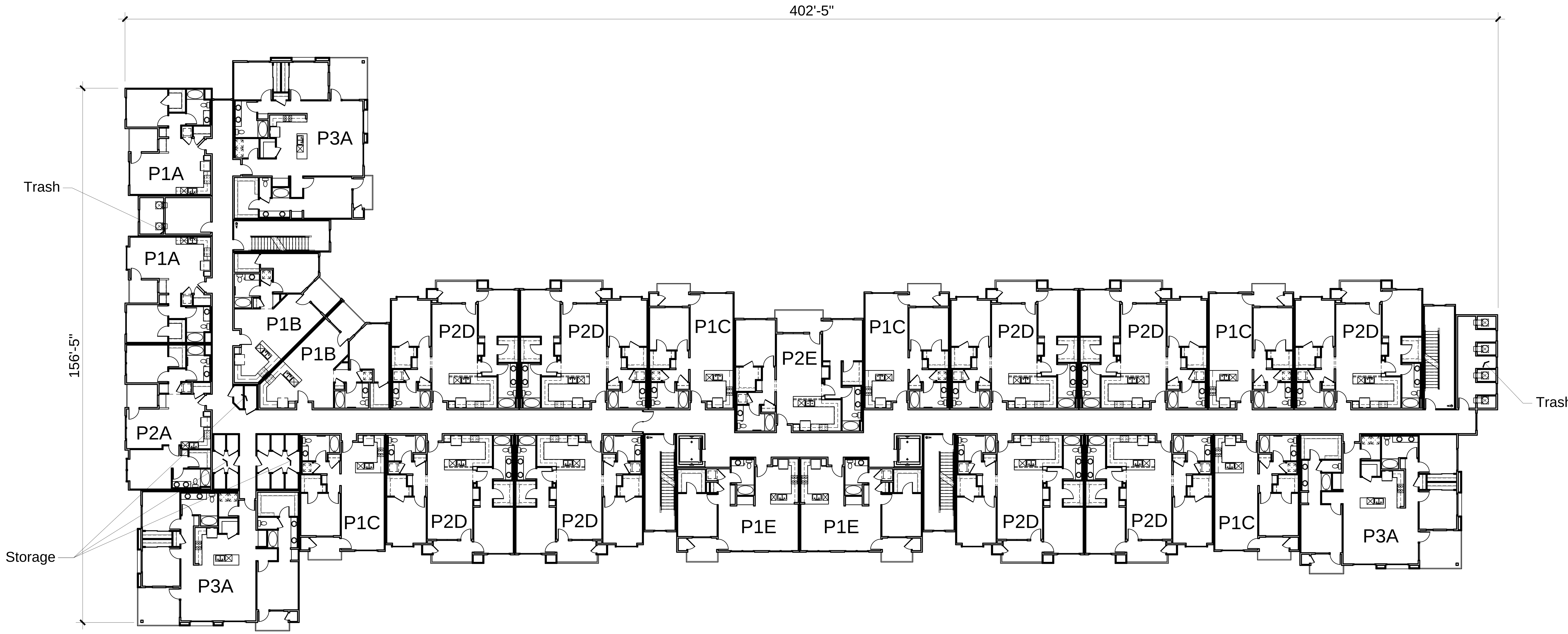
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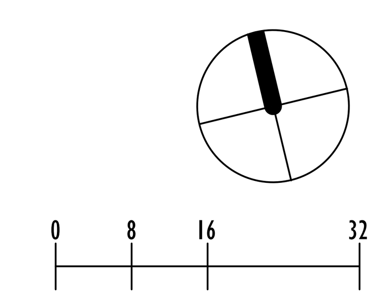
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BUILDING C - THIRD FLOOR PLAN

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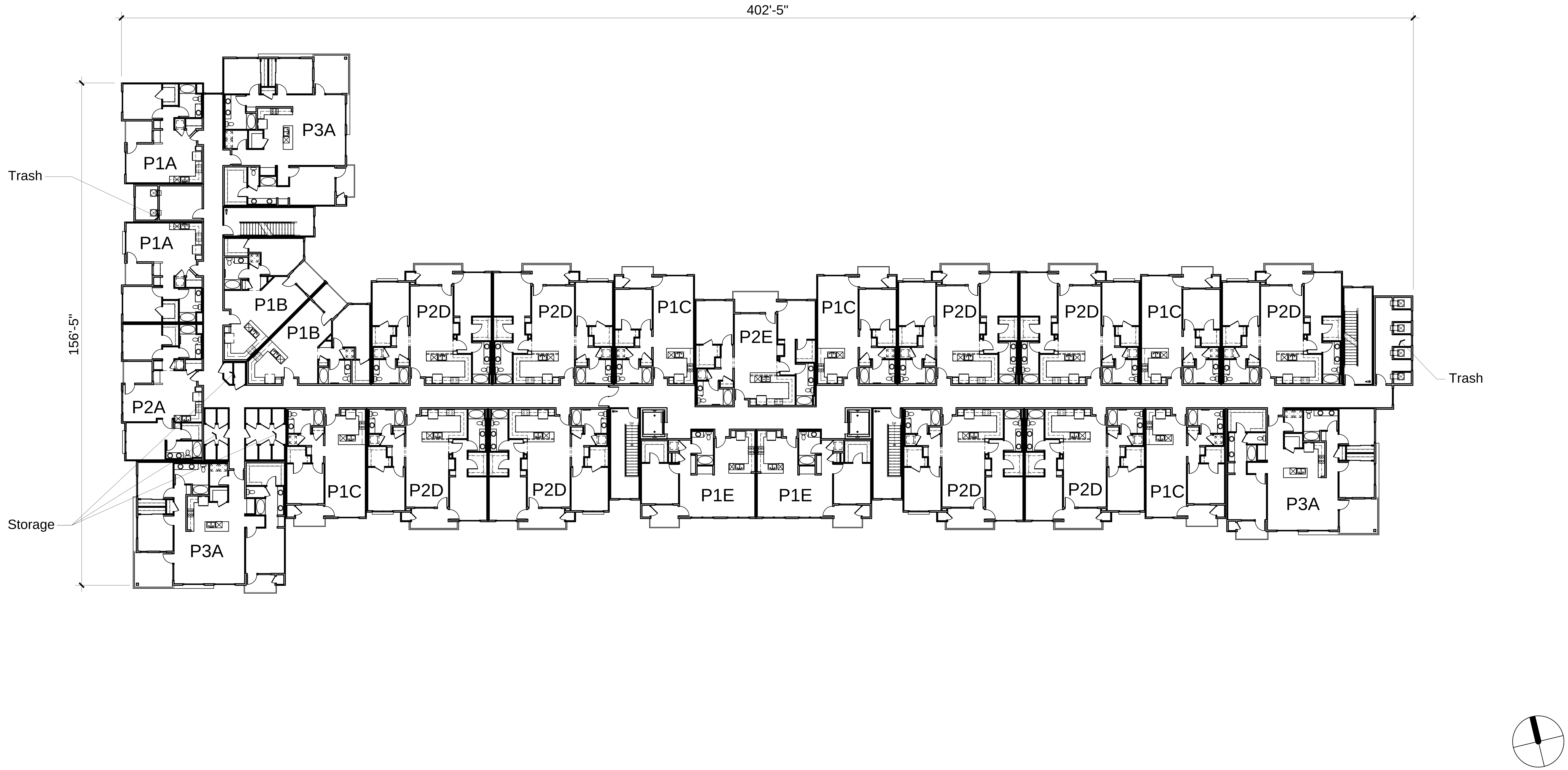
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BUILDING C - FOURTH FLOOR PLAN

A3.13

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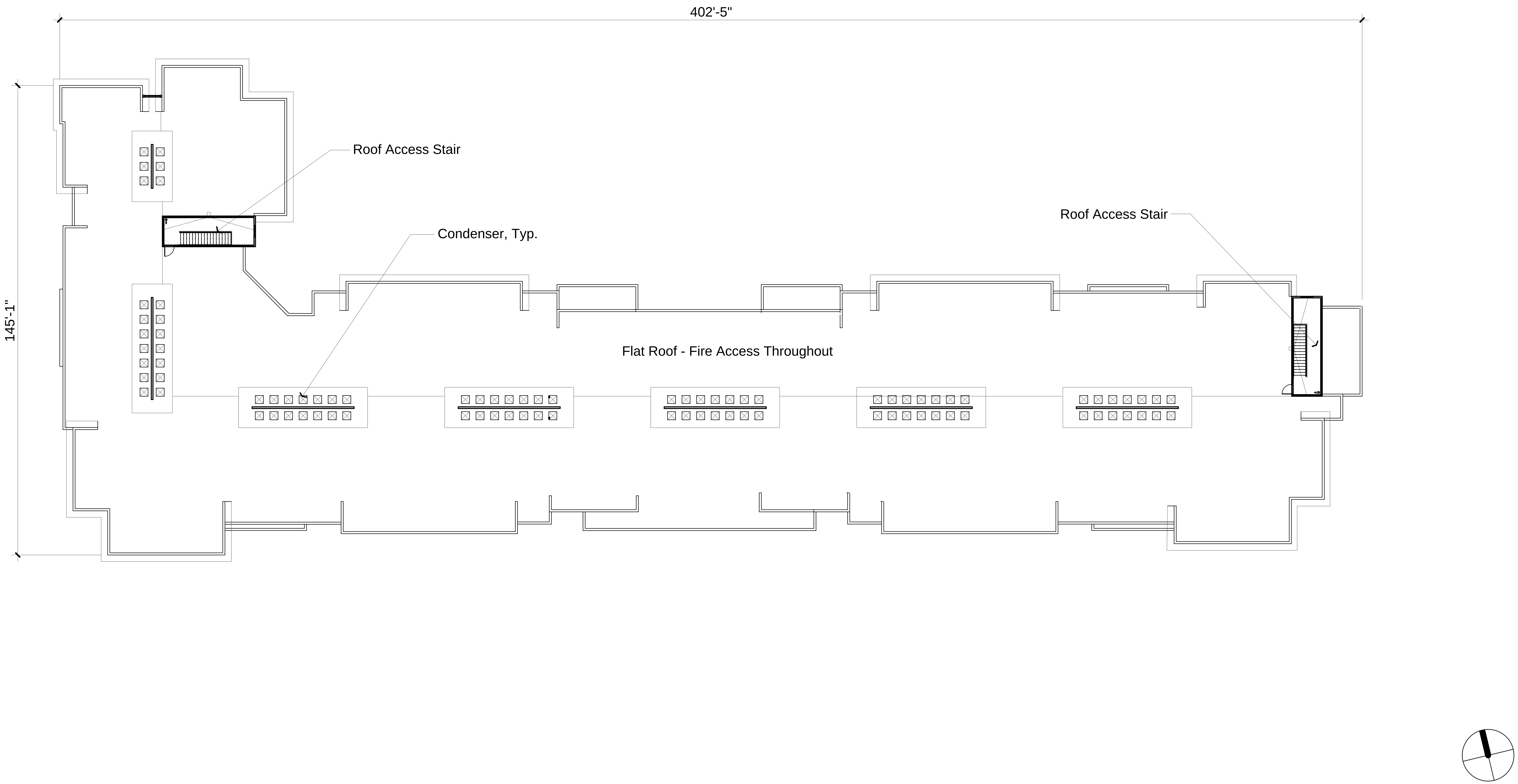
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BUILDING C - ROOF PLAN

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Bird's Eye Looking North

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RENDERINGS

MENLO PARK, CALIFORNIA

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A7.0

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Bird's Eye Looking East

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Bird's Eye Looking East

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Town Square

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Pool Area and Roof Deck

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A7.4



Building A at Haven Ave.

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RENDERINGS

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Project Entry



Building A at Entry Drive

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RENDERINGS

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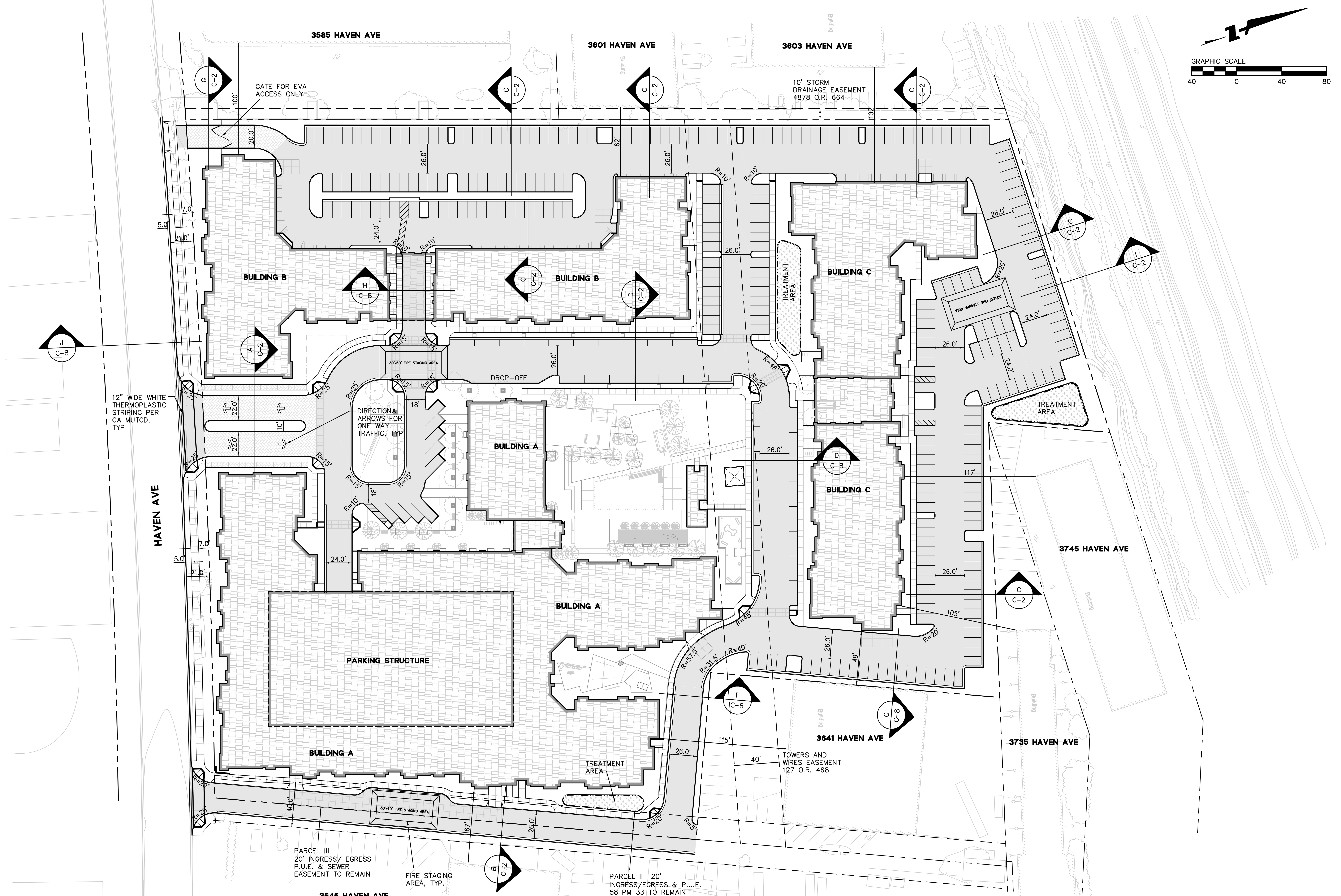
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PARKING NOTES

1) PARALLEL PARKING STALL DIMENSIONS: 7.0'x 22.0', TYP.

2) 90° PARKING STALL DIMENSIONS: 8.5' x 16.5' TYP.

3) 45° PARKING STALL DIMENSIONS: 8.5' x 16.5' TYP.

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

ANTON MENLO PARK
ZONING COMPLIANCE REVIEW SET
SITE LAYOUT & AREA PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

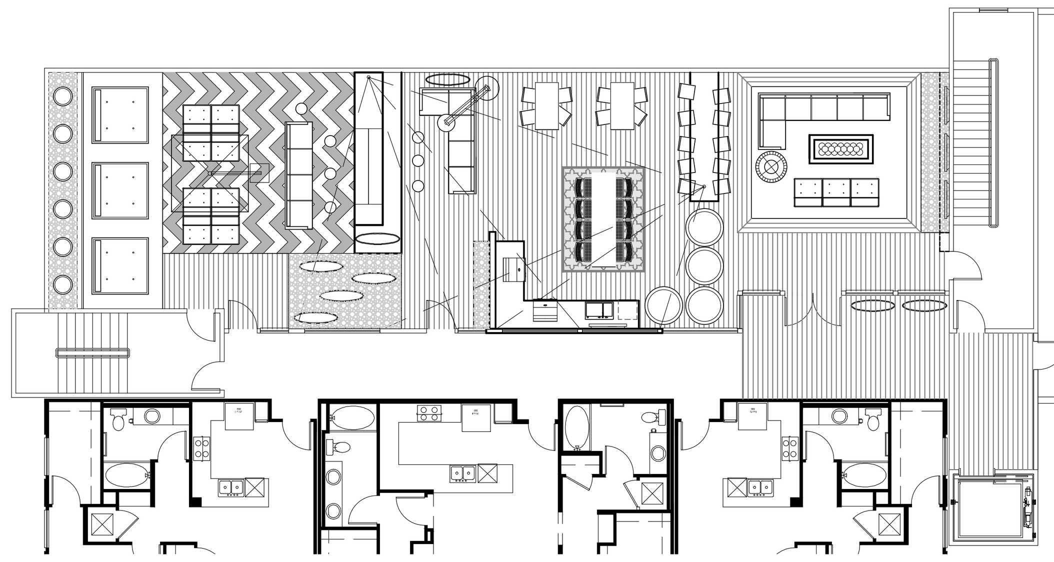
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Drawn
Approved
Job No 20120200.11

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C-5

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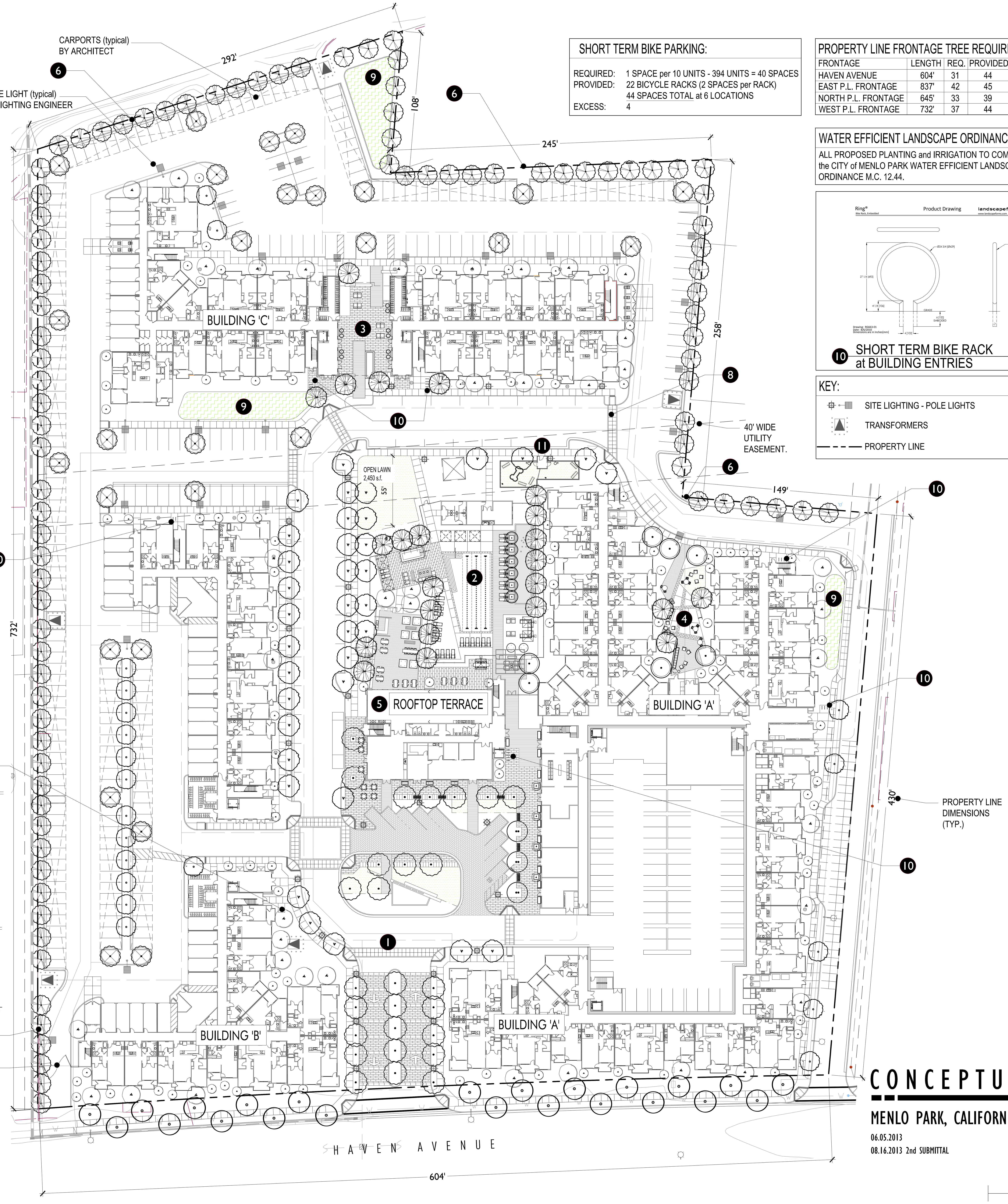
LANDSCAPE AMENITIES KEY:

1. ARRIVAL and "THE QUAD"
   - FORMAL ARRANGEMENT of BROAD CANOPY TREES OVER ENTRY DRIVE
   - ARCHITECTURAL FOUNTAIN with WATER and LIGHT EFFECTS
   - FLOWERING CANOPY TREES with TREE GRATES and LIGHTING
   - ENHANCED PAVING
   - SITE FURNITURE and POTTERY
2. "THE BACKYARD" RECREATION AREA
   - ENTERTAINMENT TERRACE with OUTDOOR FIREPLACE
   - DINING TERRACE with BBQ's
   - SHADE STRUCTURE
   - POOL and SPA
   - SHADE CABANAS
   - BOCCE BALL
   - SATELLITE POOL RESTROOM and EQUIPMENT ROOM TO MITIGATE VIEWS of TOWER
3. COMMUNITY OUTDOOR ROOM
   - INTIMATE SEATING AREAS
   - FOUNTAIN
   - SPECIALTY PAVING
4. ENTERTAINMENT COURTYARD
   - LOUNGE AREA with SYNTHETIC TURF
   - DINING AREA with OUTDOOR KITCHEN, FESTIVAL LIGHTING and TABLES
5. ROOFTOP TERRACE (SEE ENLARGEMENT BELOW)
   - BBQ and SEATING AREA with OUTDOOR FURNITURE
   - FIRE PIT with LONG BUILT-IN BENCH SEATING
   - SPECIALTY PAVING
6. 6' HT. SPLIT FACE PERIMETER WALL
   - SEE WALL and FENCE PLAN SHEET L 1.1
7. E.V.A. GATE
   - SEE WALL and FENCE PLAN SHEET L 1.1
8. ENHANCED PAVING at CROSSWALKS
9. WATER TREATMENT PLANTERS
10. SHORT TERM BIKE PARKING
11. BARK PARK



5 ROOFTOP TERRACE ENLARGEMENT

Scale: 1/16" = 1'-0"



SHORT TERM BIKE PARKING:

REQUIRED: 1 SPACE per 10 UNITS - 394 UNITS = 40 SPACES
PROVIDED: 22 BICYCLE RACKS (2 SPACES per RACK)
44 SPACES TOTAL at 6 LOCATIONS
EXCESS: 4

PROPERTY LINE FRONTAGE TREE REQUIREMENT:

FRONTAGE	LENGTH	REQ.	PROVIDED	EXCESS
HAVEN AVENUE	604'	31	44	13
EAST P.L. FRONTAGE	837'	42	45	3
NORTH P.L. FRONTAGE	645'	33	39	6
WEST P.L. FRONTAGE	732'	37	44	7

WATER EFFICIENT LANDSCAPE ORDINANCE

ALL PROPOSED PLANTING and IRRIGATION TO COMPLY with the CITY of MENLO PARK WATER EFFICIENT LANDSCAPE ORDINANCE M.C. 12.44.

10 SHORT TERM BIKE RACK at BUILDING ENTRIES N.T.S.

KEY:

- SITE LIGHTING - POLE LIGHTS
- TRANSFORMERS
- PROPERTY LINE

PROPOSED PLANT LIST revised: August 16, 2013

ALL PROPOSED TREES WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC and CITY of MENO PARK WATER EFFICIENT LANDSCAPE ORDINANCE (MC 12.44).

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES at PROJECT PERIMETER: QUANTITY: 92				
	NYSSA SYLVATUCA	BLACK TUPELO	36" BOX	Medium
	TRISTANIA CONFERTA	BRISBANE BOX LOW BRANCHING	24" BOX	Medium
ORNAMENTAL TREES at COMMON OPEN SPACE: QUANTITY: 36				
BACK GROUND: TOTAL: 23	ACER P. 'BLOODGOOD	JAPANESE MAPLE	24" BOX	Medium
	AGONIS FLEXUOSA - MULTI	PEPPERMINT WILLOW	36" BOX	Low
FOCAL: TOTAL: 13	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Medium
	MALUS 'PRARIEFIRE'	CRABAPPLE	24" BOX	Medium
HAVEN AVENUE STREET TREE: QUANTITY: 23				
	ZELKOVA SERRATA	SAWLEAF ZELKOVA DOUBLE ROW 20' O.C.	36" BOX	Medium
MAIN ENTRY and QUAD: QUANTITY: 30				
BACK GROUND: TOTAL: 27	ACER P. 'BLOODGOOD	JAPANESE MAPLE	24" BOX	Medium
	AGONIS FLEXUOSA - MULTI	PEPPERMINT WILLOW	36" BOX	Low
FOCAL: TOTAL: 3	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Medium
	MALUS 'PRARIEFIRE'	CRABAPPLE	24" BOX	Medium
BUILDING EDGE TREES: QUANTITY: 142				
TOTAL: 57	PYRUS C. CHANTICLEER'	FLOWERING PEAR	24" BOX	Medium
TOTAL: 85	CERCIS C. 'FOREST PANSY'	RED BUD	24" BOX	Medium
PARKING LOT TREES: QUANTITY: 43				
NORTH & EAST: TOTAL: 20	QUERCUS COCCINEA	SCARLET OAK	24" BOX	Medium
	ZELKOVA SERRATA	SAWTOOTH ZELKOVA	24" BOX	Medium
WEST & SOUTH: TOTAL: 23	PLATANUS ACERFOLIA	LONDON PLANE TREE	24" BOX	Medium
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	Medium
INTERNAL SPINE ROAD TREES: QUANTITY: 36				
	QUERCUS COCCINEA	SCARLET OAK	24" BOX	Medium
SHRUBS - HYDRO-ZONE 1 NORTH/EAST EXPOSURE (SHADE)				
NO SYMBOL	LARGE SHRUBS:			
	BAMBUSA OLDHAMII	OLDHAM BAMBOO	15 GAL.	Medium
	LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL.	Medium
	PITTOSPORUM ENGENIODES	N.C.N.	5 GAL.	Medium
	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.	Medium
	MEDIUM SHRUBS:			
	CRASSULA ARGENTEA	JADE PLANT	5 GAL.	Medium
	NEPHROLEPIS EXALTATA	SWORD FERN	5 GAL.	Medium
	SMALL SHRUBS:			
	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL.	Medium
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	Medium
	PHILODENDRON XANADU	PHILODENDRON	5 GAL.	Medium
SHRUBS - HYDRO-ZONE 2 SOUTH/WEST EXPOSURE (SUN)				
NO SYMBOL	LARGE SHRUBS:			
	AGAVE SPP.	AGAVE	5 GAL.	Low
	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.	Medium
	MEDIUM SHRUBS:			
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH		
	GREVILLEA 'CANBERRA'	GREVELLEA		
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX		
	RAPHIOLEPIS U. 'MINOR'	DWARF HAWTHORN		
	SMALL SHRUBS:			
	RAPHIOLEPIS CLARA	DWARF HAWTHORN	5 GAL.	Medium
	ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL.	Low
	STIPA SPP.	FEATHER GRASS	5 GAL.	Low
SYNTHETIC TURF				
	SODDED TURF - TALL-TYPE WATER CONSERVING FESCUE SUBMIT MIXTURE TAG FOR APPROVAL TURF AT DOG PARK - SYNTHETIC TURF. K9 GRASS or EQUAL SUBMIT PRODUCT SAMPLE AND SPECIFICATIONS FOR APPROVAL			
BIO-RETENTION BASINS for WATER QUALITY				
SUN:	CAREX DIVULSA	DENSE SEDGE	1 GAL.	Medium
SHADE:	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL.	High
SUN:	FESTUCA RUBRA 'MOLATE'	MOLATE FESCUE	1 GAL.	Medium

PLANT PALETTE NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

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CONCEPTUAL LANDSCAPE PLAN L1.0

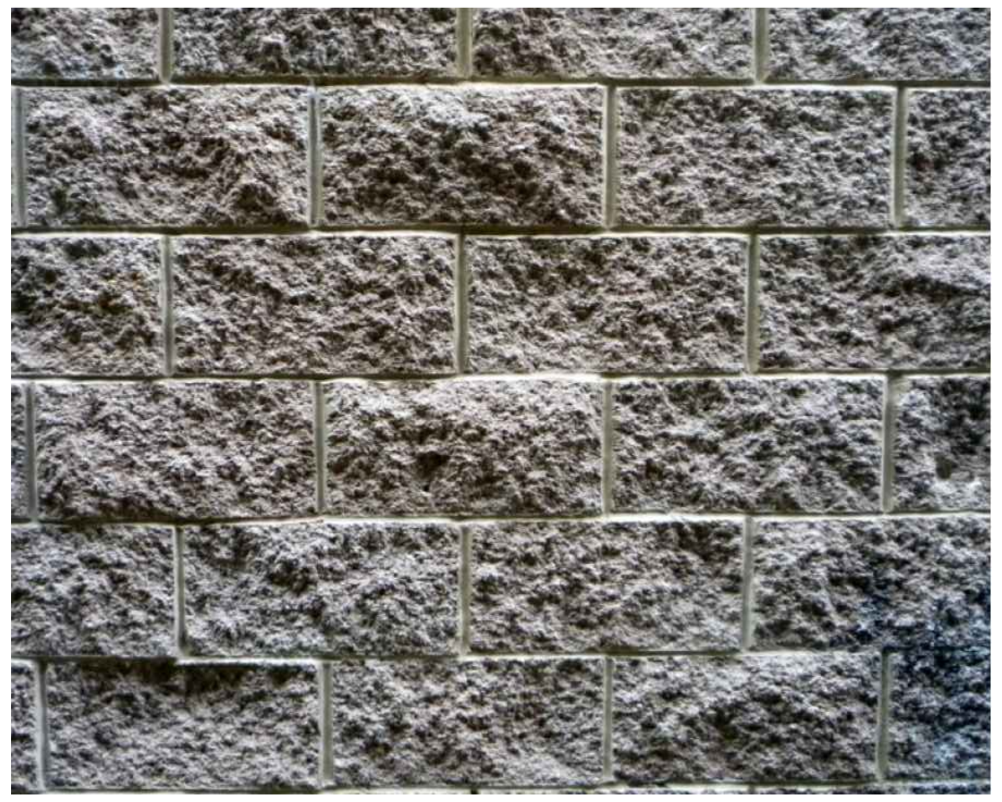
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06.05.2013
08.16.2013 2nd SUBMITTAL

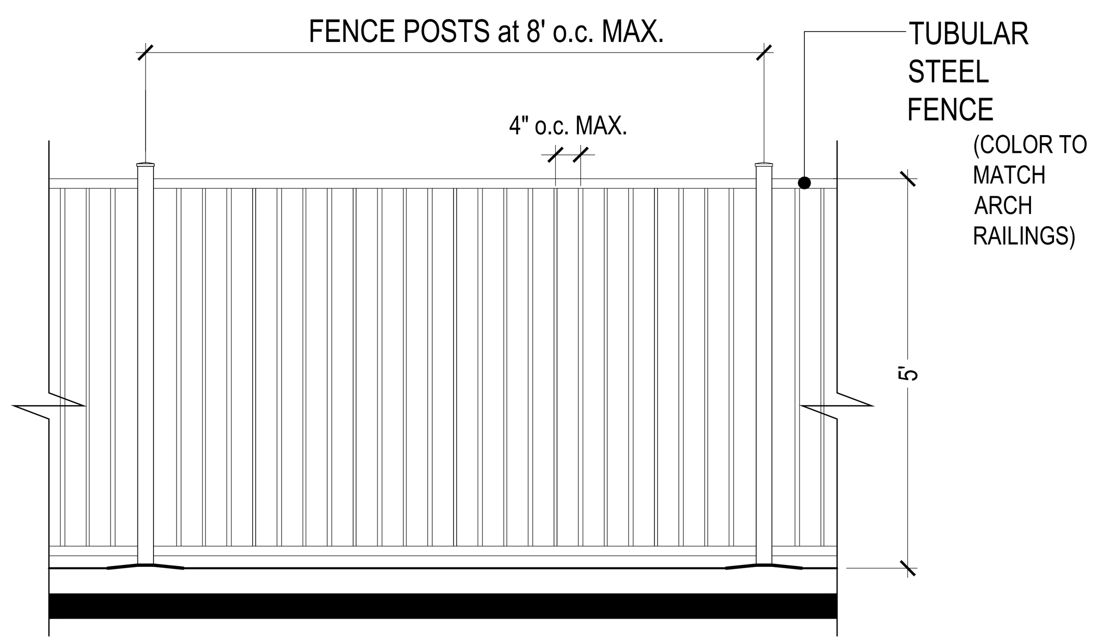
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MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964

CASE #: PLN2013-00062

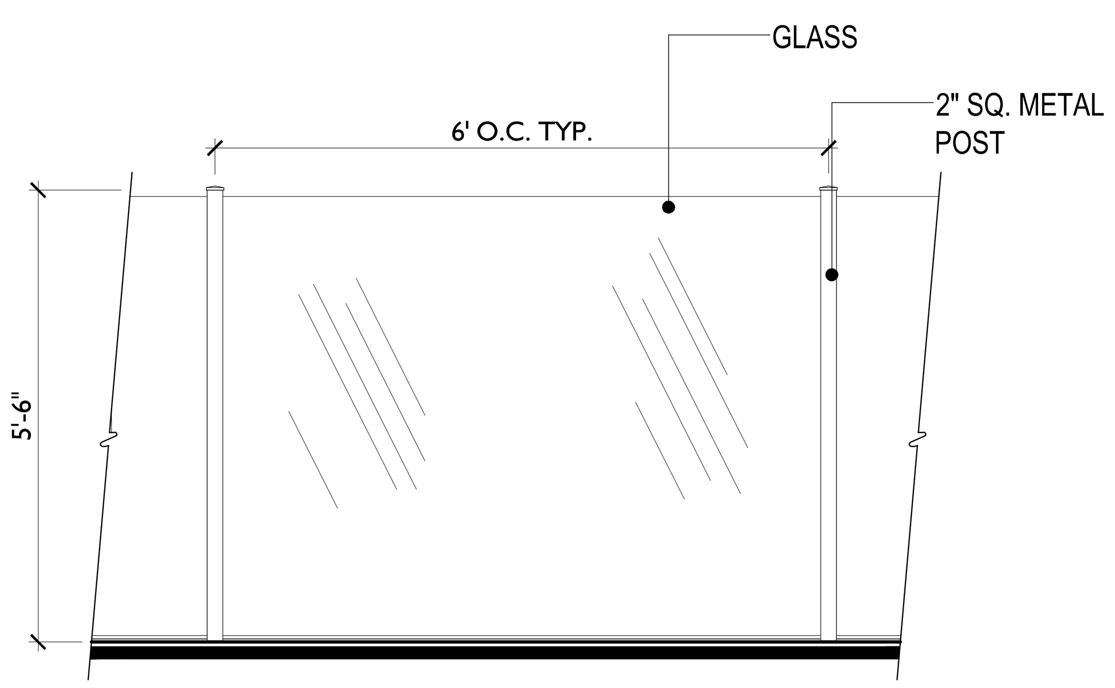


(1) 6' HT. SPLIT FACE BLOCK PERIMETER WALL



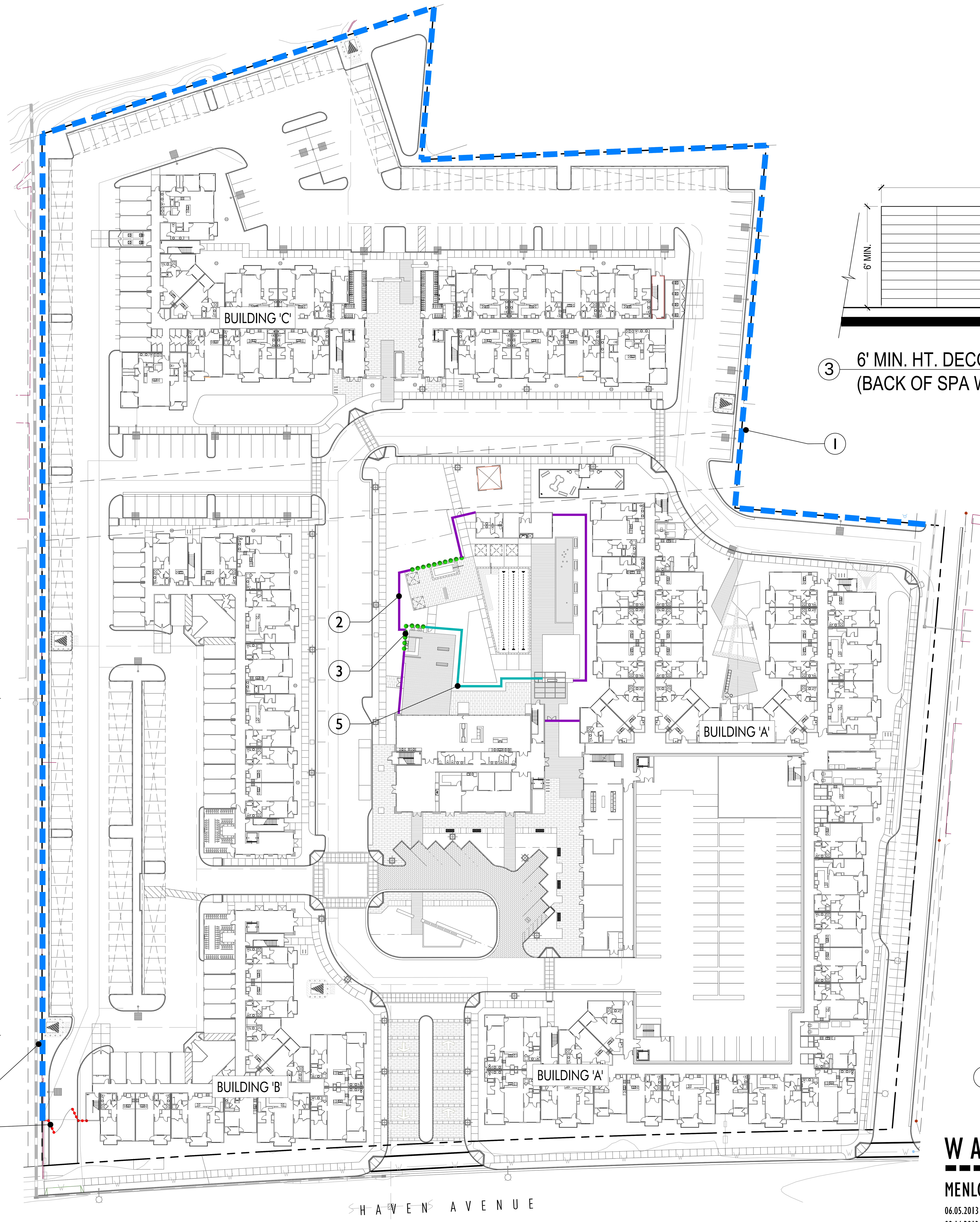
(2) TUBULAR STEEL ENCLOSURE FENCE at 'BACKYARD' POOL

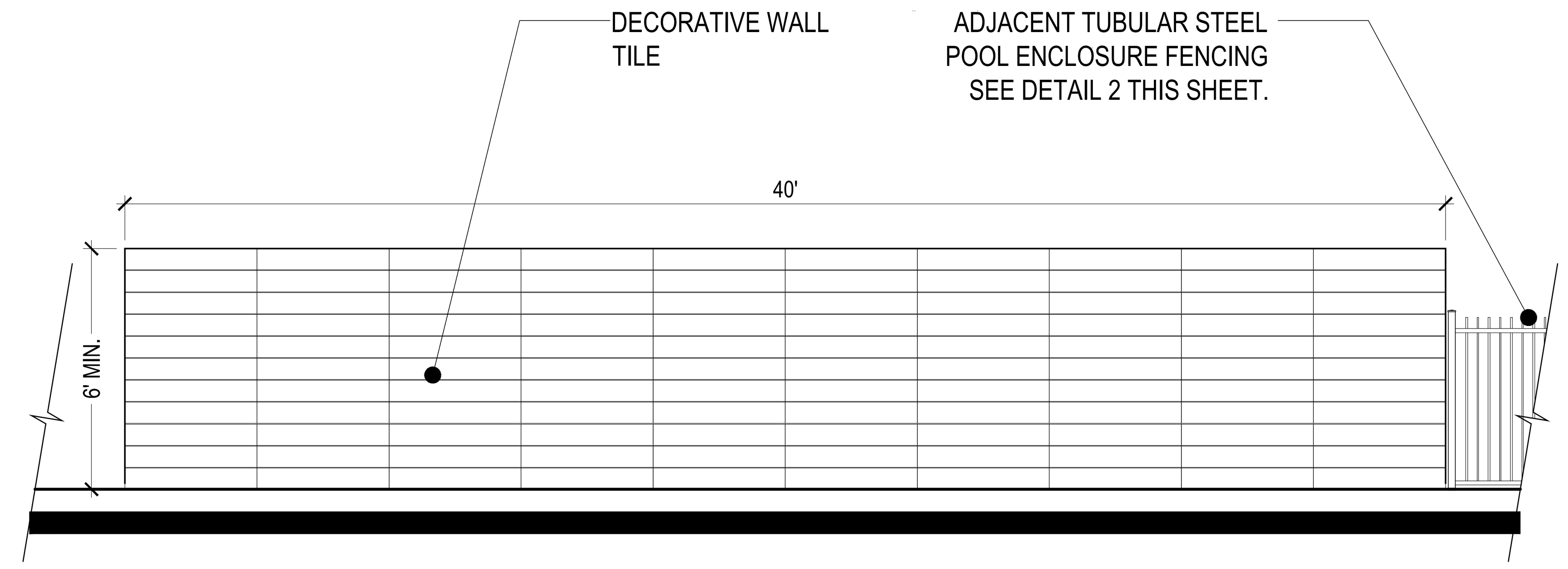
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(5) GLASS ENCLOSURE FENCE at 'BACKYARD' POOL

Scale: 1/2" = 1'-0"



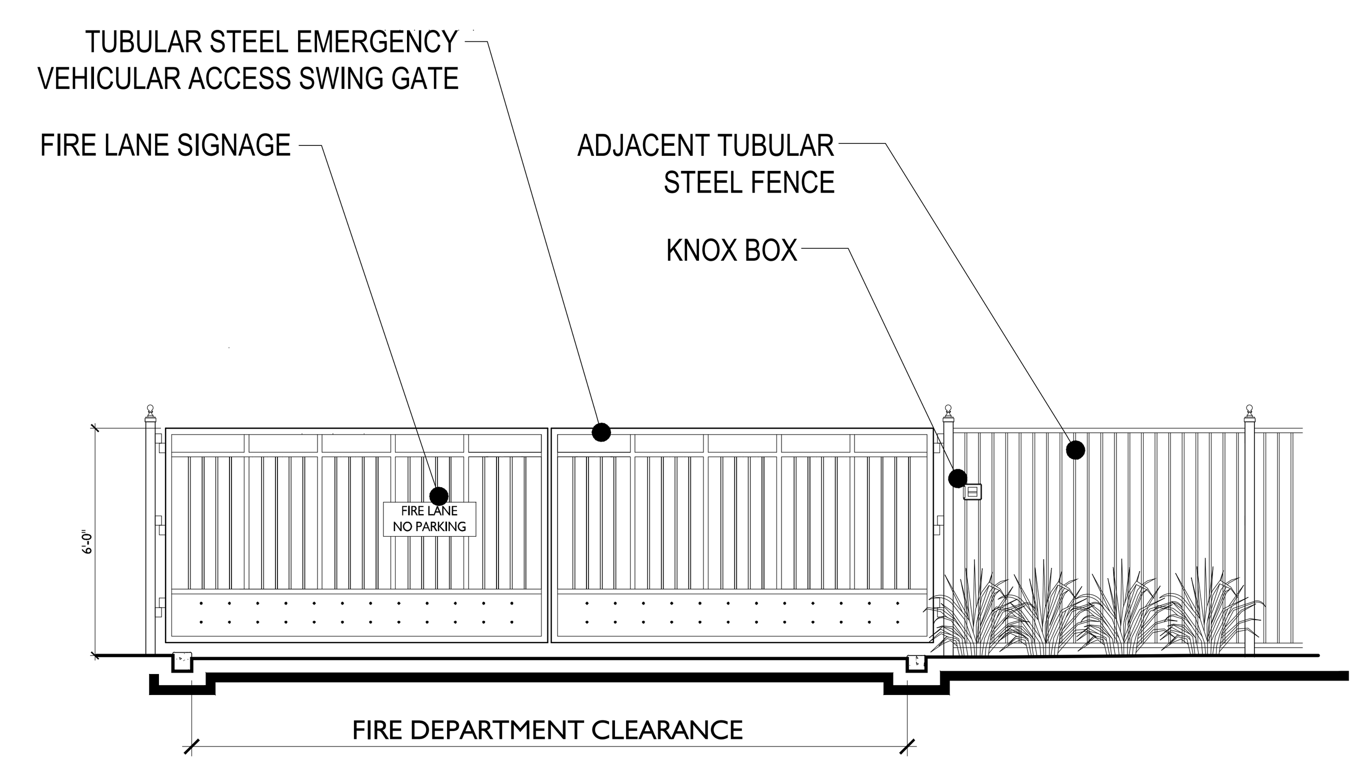


(3) 6' MIN. HT. DECORATIVE WALL at BACKYARD (BACK OF SPA WALL AND BBQ COUNTER)

SCALE: 1/4" = 1'-0"

WALL and FENCE KEY:

(1)	6' HT. SPLIT FACE WALL • GREY COLOR
(2)	5' HT. TUBULAR STEEL FENCE at POOL ENCLOSURE
(3)	6' MIN. HT. DECORATIVE WALL at 'BACKYARD' PERIMETER
(4)	E.V.A. GATE LOCATION
(5)	5'-6" HT. GLASS FENCE at POOL ENCLOSURE



(4) EMERGENCY VEHICULAR ACCESS SWING GATE

ELEVATION

SCALE: 1/4" = 1'-0"

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WALL and FENCE PLAN

L 1.1

MENLO PARK, CALIFORNIA

06.05.2013
08.16.2013 2nd SUBMITTAL

0 20' 40' 80'

MJS Design Group
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CASE #: PLN2013-00062